

WATERTOWN MASSACHUSETTS RESIDENTIAL DESIGN GUIDELINES TOWNWIDE FORUM



NOVEMBER 12, 2015

architecture
urban design

GAMBLE
ASSOCIATES

RESIDENTIAL DESIGN STANDARDS

GAMBLE ASSOCIATES 10/4/2105 update

Watertown, MA

CLIENT MEETING

Phase I COMMUNITY OUTREACH

- A. Meet w/ Planning Staff + Neighborhood Tour
- B. Community Listening Session 1*
- C. Community Listening Session 2*
- D. Community Listening Session 3*
- E. **Community Forum #1***: Preserving Our Neighborhoods

Phase II PRELIMINARY RESIDENTIAL STANDARDS (14 weeks)

- A. Residential 3d model prototypes
- B. Diagrams, photographs, drawings and text
- C. On Line Visual Preference Survey

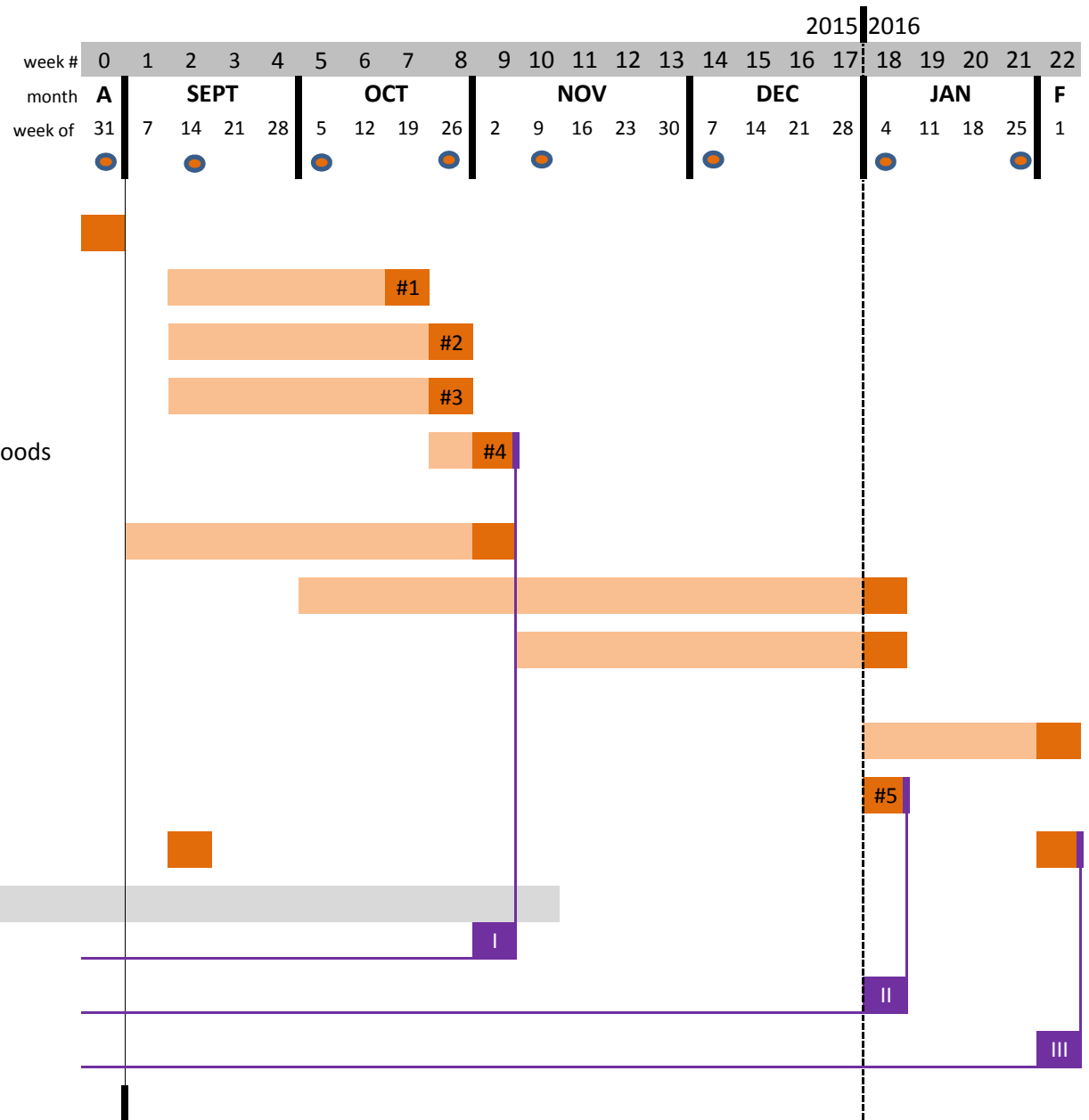
Phase III FINAL DESIGN STANDARDS (five weeks)

- A. Finalize Standards
- B. **Community Forum 2***: Draft Design Guidelines
- C. Town Council / Planning Board meetings

PRODUCTS by Phase

- I. Summary Review of Neighborhood Pressures
- II. Preliminary Residential Standards (Poster)
- III. Final Standards (Document print/on-line)

*Location of community meetings to be confirmed



**CRAFTING GUIDELINES
IS A BALANCING ACT**

PROPERTY RIGHTS

PUBLIC GOOD



“CARROTS”

“STICKS”



RESOURCES

REGULATIONS

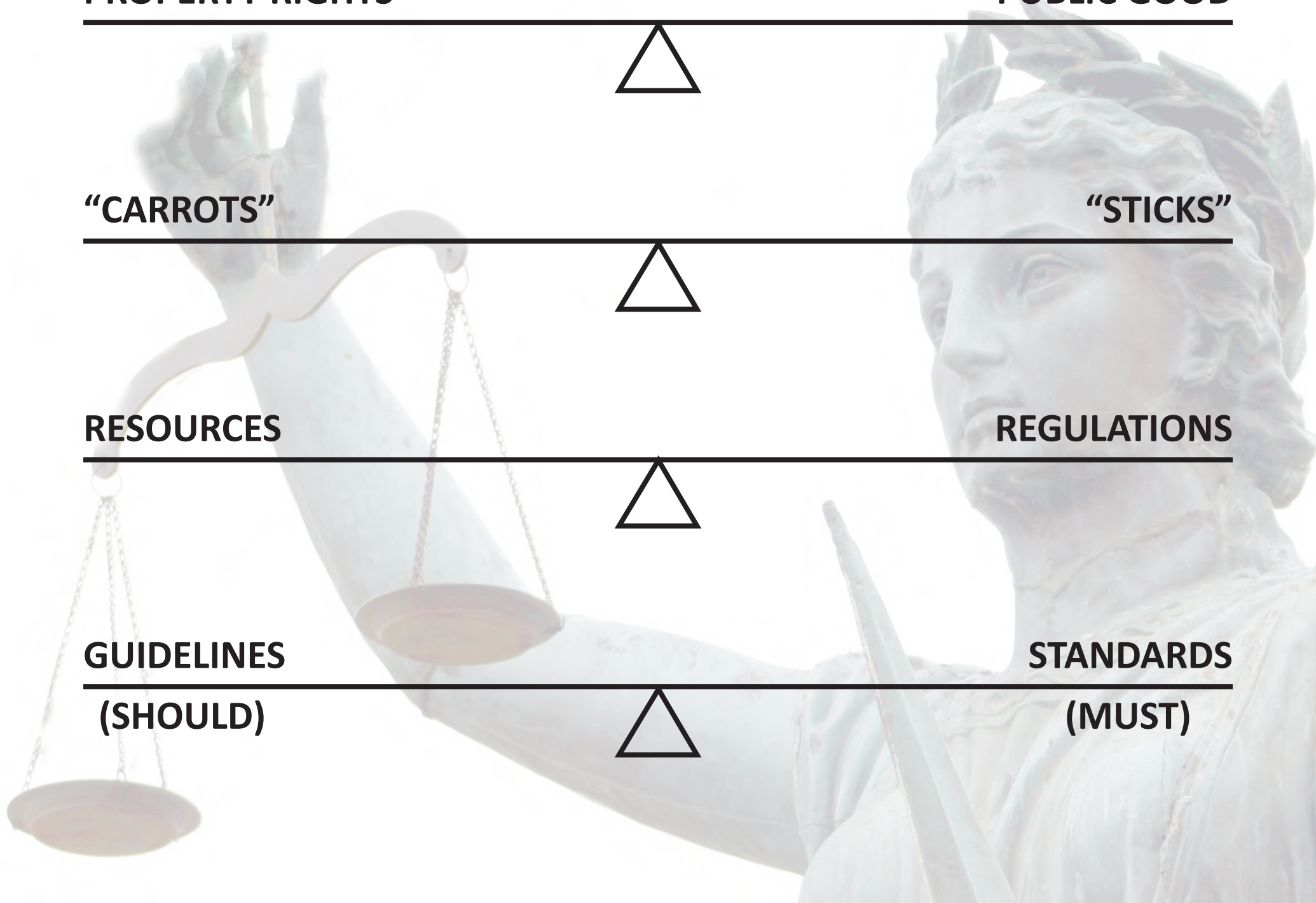


GUIDELINES

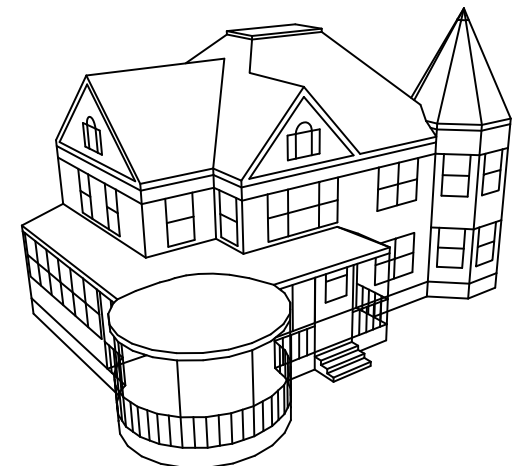
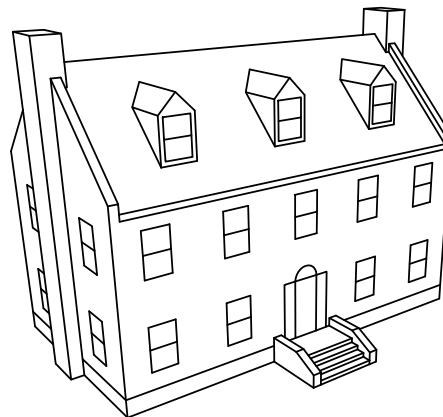
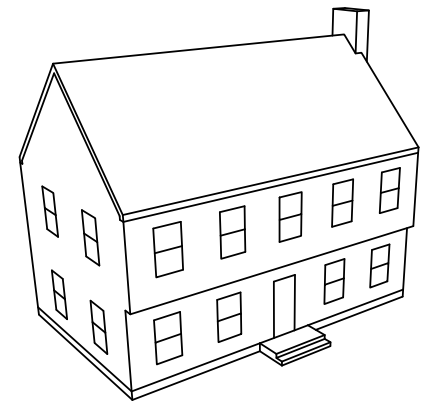
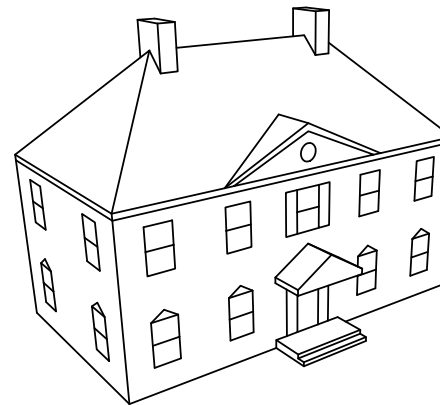
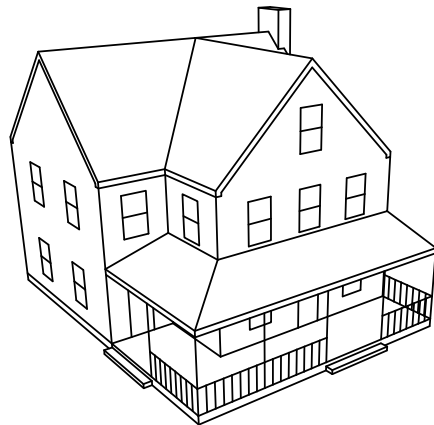
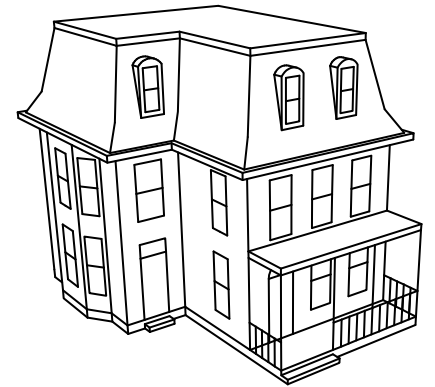
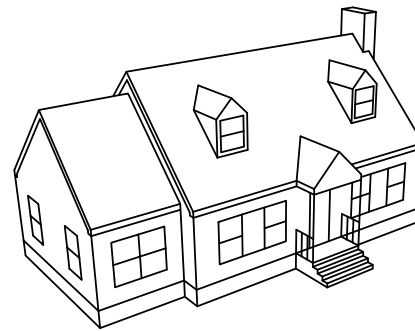
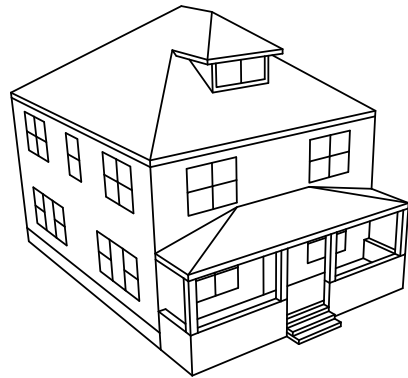
STANDARDS

(SHOULD)

(MUST)



**WATERTOWN HAS
A MIX OF STYLES**



QUEEN ANNE



- STEEP, IRREGULAR ROOF FORM
- PATTERNED SHINGLES
- PRIMARY, FRONT FACING GABLE
- ASYMMETRICAL FACADE
- PARTIAL OR FULL-WIDTH PORCH

GREAT STREETS CAN HAVE A MIX OF STYLES



**WHAT MAKES A
GOOD BUILDING?**



1 Large, welcoming porch creates threshold between interior and exterior.

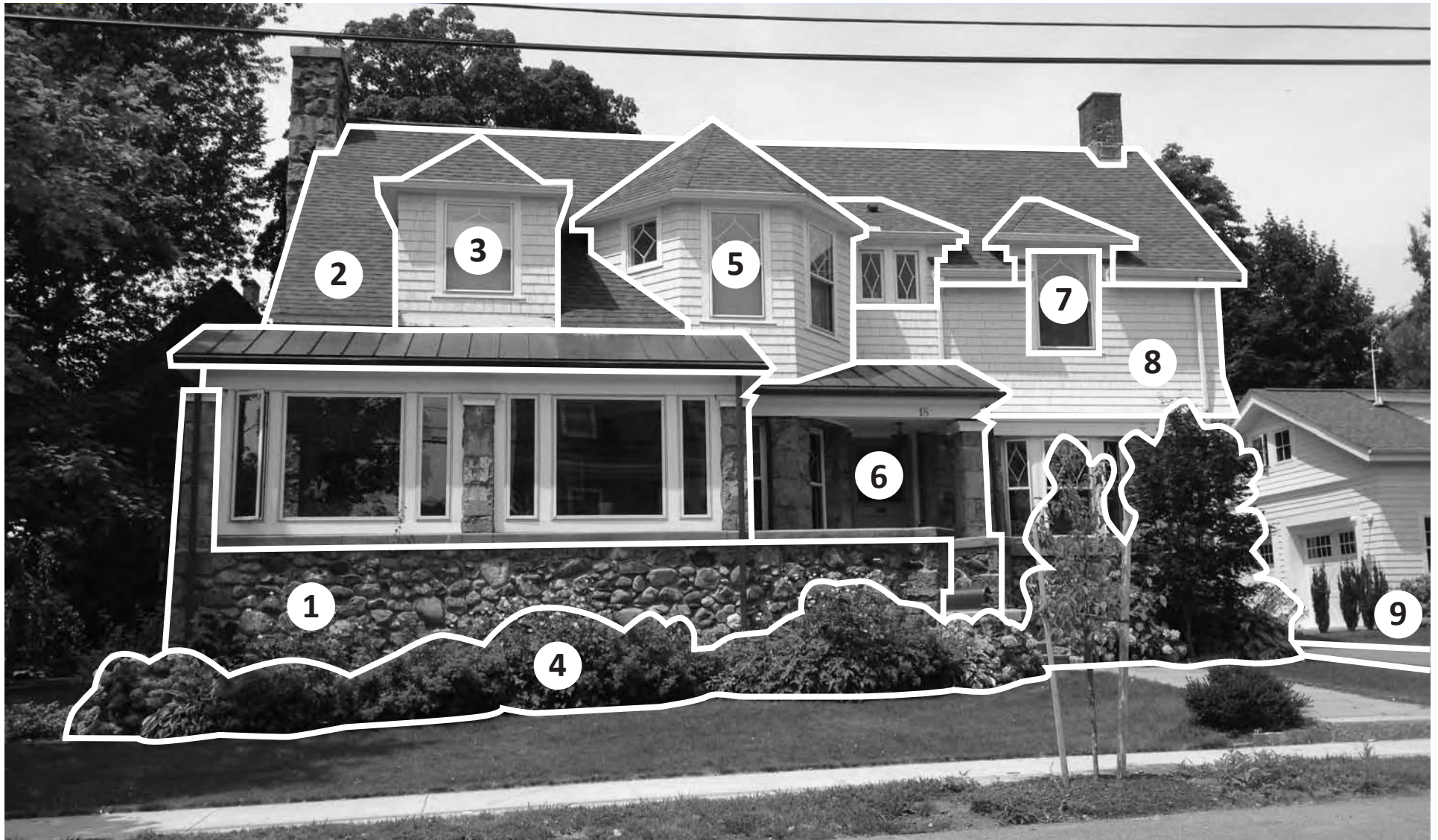
2 Hip roof dormer reinforces entry and breaks up primary roof form.

3 Board and batten pattern siding creates rhythm and visual interest.

4 Primary hip roof form has deep overhangs that create shadow lines.

5 Double window element mirrored in hip roof dormer ties upper and lower levels together.

6 Dense plantings soften transition from house to ground and add privacy buffer.



1 Visually heavy, natural materials ground the building and create a “base.”

2 Unifying primary gable roof gives visual hierarchy to roof forms.

3 Hip-roof dormer breaks up primary roof and adds visual interest.

4 Landscaping softens the transition from the building to the ground.

5 Turret form breaks up massing and anchors the center of the building.

6 Recessed entry and small porch signal entry.

7 A variety of window forms and muntin styles add visual interest.

8 Lighter, natural shingle siding delineates upper story.

9 Single-lane driveway with parking at rear downplays the car’s importance.



1 Large, welcoming wrap-around front porch breaks down central mass of house.

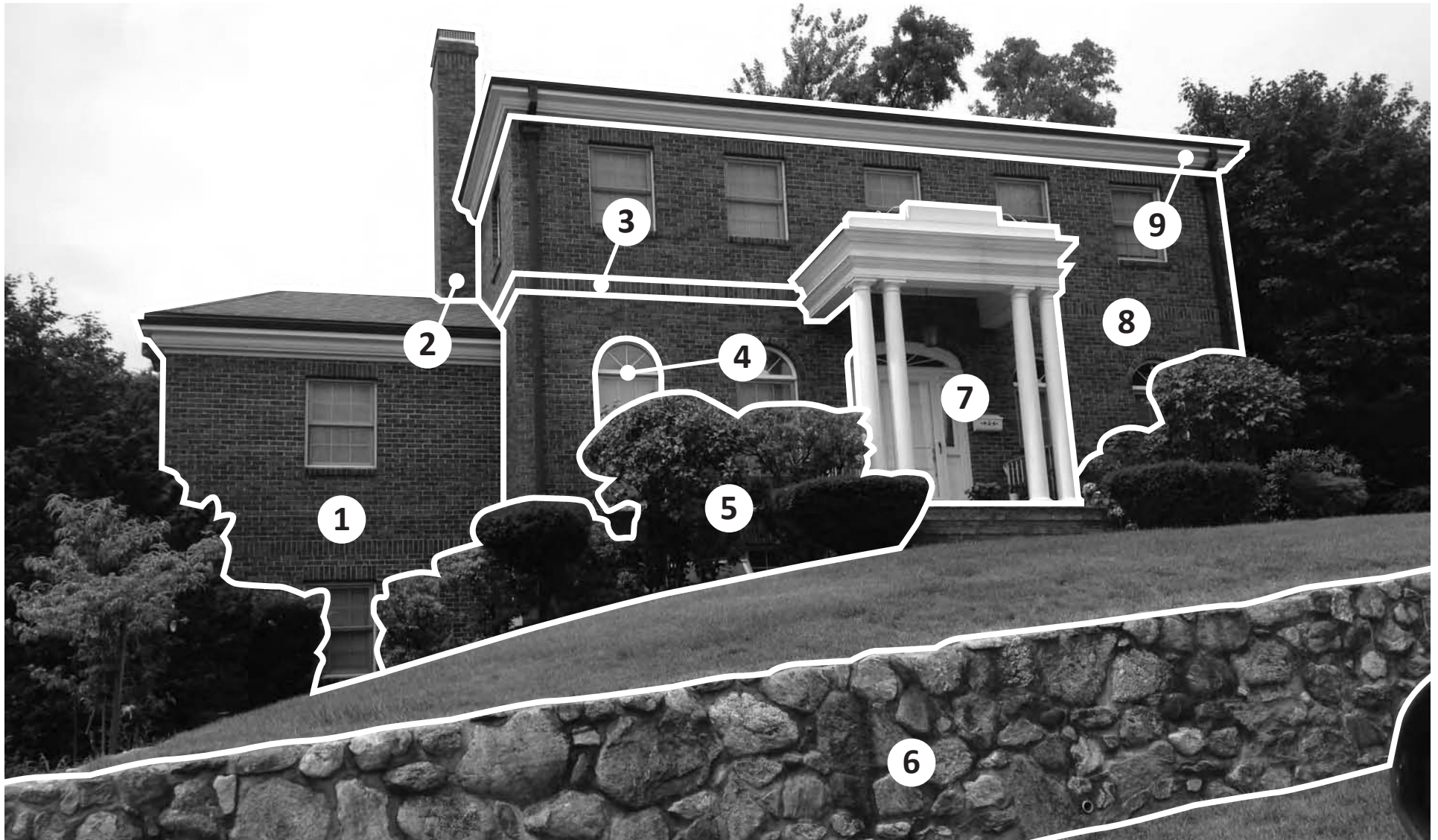
2 Bands of differently colored and shaped shingles add visual interest.

3 Dog house dormer breaks up large, single roof form.

4 Arch-topped windows on ground floor echo the roof form of the turret.

5 Turret form adds vertical element and visual focal point that balances porch.

6 Dense, varied vegetation integrates house into the surrounding landscape.



1 Massing broken down into primary and secondary hierarchical forms.

2 Prominent vertical chimney contrasts horizontal form of main house massing.

3 Soldier course of brick at floor transition adds subtle detail to facade.

4 Arch-topped windows add visual interest and detail.

5 Vegetation softens the transition from the building to the ground.

6 Natural stone retaining wall adds character and material richness.

7 Well-defined entry with high level of detailing.

8 Brick is a natural, durable building material.

9 Intricate cornice with deep overhang accentuates transition to roof.

**WHAT ARE OTHER
TOWNS DOING?**

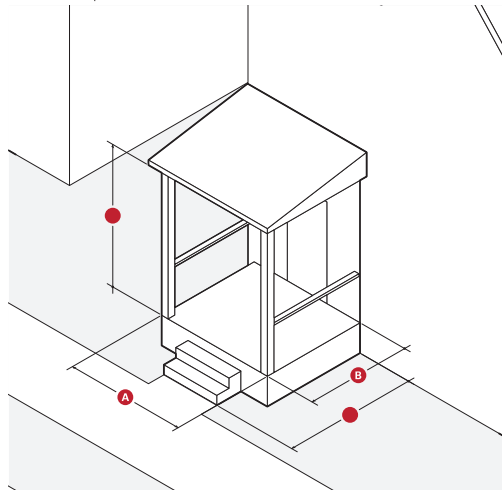
1 SOMERVILLE ZONING ORDINANCE

Main lessons:

1. Clear diagrams help to clarify exactly what is and isn't allowed
2. Dimensionally-based guidelines can be restrictive in certain instances
3. Color-coding can help direct readers to pertinent information

PORTICO

A frontage type featuring a set of stairs with a landing leading to the entrance of a building. A portico has a roof supported by columns or piers.



DIMENSIONS

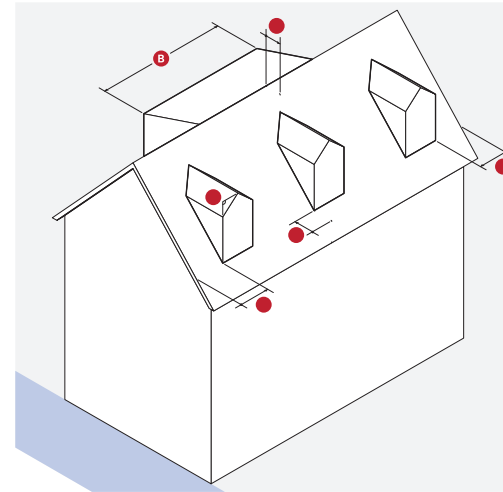
Landing Width (min)	4 feet
Landing Depth (min)	4 feet
Ceiling Height (min)	8 feet
Permitted Encroachment (max)	100% max

STANDARDS

- Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- Stairs are not permitted to encroach onto any abutting sidewalk.
- Stairs may be built perpendicular or parallel to the building facade, but must lead directly to ground level or an abutting sidewalk.

DORMER WINDOW

A window or set of windows that projects vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.



DIMENSIONS

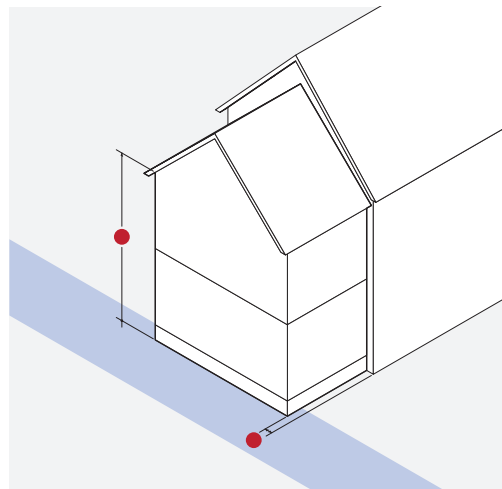
Width (max)	24 feet or 50% of the eave length of the main roof (whichever is shorter)
Front & Rear Wall Setback (min)	3 ft. 6 in.
Side Wall Setback (min)	1 ft. 6 in.
Ridge Line Setback (min)	1 foot
Roof Slope (min)	4:12
Fenestration (min)	50%

STANDARDS

- Setbacks are strictly enforced regardless of permitted dormer width.
- The maximum permitted width of a dormer applies to single, multiple, or attached combinations of dormers on each side of a roof.

REAR ADDITION

An extension from the rear wall of the main body of a building.



DIMENSIONS

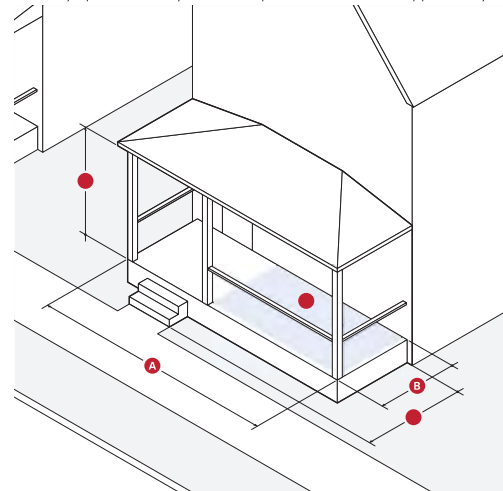
Setback from side Elevation (min)	1 foot
Floor Plate Area (max)	50% of the Floor Plate of the Principal Building
Height (max)	2 stories

STANDARDS

- The slope of any pitched roof of a rear addition must be equal to or less than slope of the roof of the main body of the building and no less than nine and one-half degrees (9.5°; 2:12).

PORCH, PROJECTING

A frontage type featuring a wide, raised platform with stairs leading to the principal entrance of a building. Porches provide outdoor amenity space and may have multiple levels or a roof supported by columns or piers.



DIMENSIONS

Width (min)	10' or 50% of facade width, whichever is greater
Depth (min)	6 feet
Ceiling Height (min)	8 feet
Furniture Area, Clear (min)	6 feet x 6 feet
Permitted Encroachment (max)	10 feet

STANDARDS

- Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials.
- Stairs are not permitted to encroach onto any abutting sidewalk.
- Stairs may lead directly to ground level, an abutting sidewalk, or be side-loaded.
- The porch balustrade must permit visual supervision of the public realm through the posts and rails.
- A porch may be screened provided the percentage of window area to wall area is seventy percent (70%) or greater. Permanent enclosure of a porch to create year-round living space is not permitted.

2 CITY OF NEWTON HISTORIC PRESERVATION GUIDELINES FOR ADDITIONS & NEW CONSTRUCTION

Main lessons:

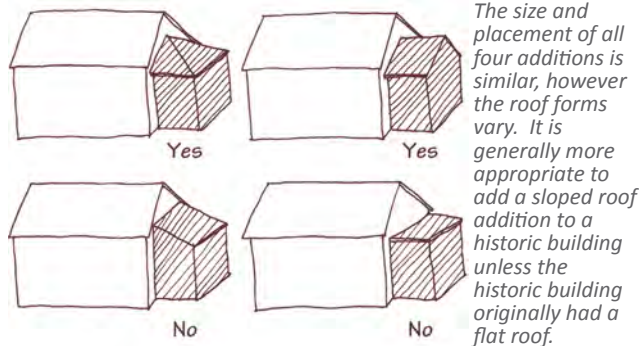
1. Simple sketches illustrate concepts in an approachable way
2. Text outlines concepts while being flexible enough to allow variety
3. “Yes” - “No” dichotomy makes it easy to understand

Scale: Height and Width

Additions to existing buildings should generally be smaller than the original building with similar floor-to-floor and first floor heights.

The NHC / HDC encourage:

- Constructing an addition that is smaller or similar in scale to the existing building or those on adjacent sites
- Constructing an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Constructing taller masses of the buildings at the rear of properties, away from the street and adjacent buildings

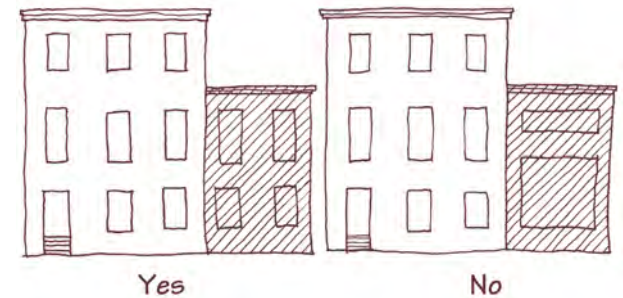
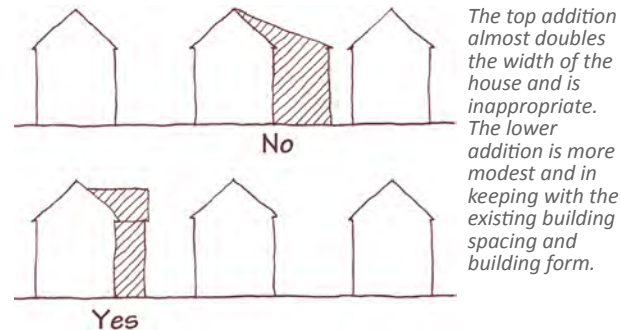


Alignment, Rhythm and Spacing

Although the architecture of Newton is characterized by great variety in its neighborhoods, within each block there tends to be consistency in the proportions of the façades and spacing of buildings. The consistent spacing establishes a rhythm that is historically prevalent and that should be applied to additions to existing buildings. The construction of an addition should not make an existing building appear substantially wider or closer to its neighbors than the patterns of existing buildings on the streetscape.

The NHC / HDC encourage:

- Constructing additions in a manner that does not significantly alter the visual alignment, rhythm and spacing of buildings along a streetscape



The proportions of the windows of the left addition are consistent with those at the original building. The windows of the right addition are much wider with the first floor window being significantly taller and the second floor much shorter.

Trim and Details

In the same way that form and mass of an addition should be compatible but not necessarily copy historic buildings, new details should be compatible but not necessarily copy historic trim and details. Existing details and trim may be used as the basis for those on additions and be simplified to provide compatibility without requiring duplication of historic features. Using similar forms such as those found at parapets, rooflines, windows, doors, trim, porches, balconies and other façade elements can help establish continuity and compatibility within a building, block and the historic setting as a whole.

3 THE BROOKLINE PRESERVATION COMMISSION DESIGN GUIDELINES FOR LOCAL HISTORIC DISTRICTS

Main lessons:

1. Before-After examples provide a visual aid
2. Nine general, overarching principals frame all guidelines
3. Photographic comparisons support textural arguments

GENERAL GUIDELINES

These Guidelines are intended to encourage appropriate design by applicants and foster predictability in Commission actions. While the Commission can, in the exercise of its discretion, permit applicants to depart from the Guidelines, applicants are encouraged to follow them to the greatest extent possible and should not expect that the Commission will permit exceptions to them in most circumstances. The Commission does not anticipate departing from certain of the Guidelines, such as that regarding artificial siding, under any circumstances. Further, it should be understood that certain properties, and the specific features of certain properties, may be treated as having greater than usual architectural or historic significance.

Although the points listed in these General Guidelines are covered in greater detail in the Specific Design Guidelines that begin on the following page, these nine general guidelines are listed here to highlight their importance:

- ORNAMENTAL AND DECORATIVE DETAILING SHOULD NOT BE REMOVED.
- DETERIORATED ORNAMENTAL, DECORATIVE AND CHARACTERISTIC ARCHITECTURAL FEATURES SHOULD BE REPAIRED, RATHER THAN REPLACED.
- NO ARTIFICIAL SIDING MAY BE INSTALLED.
- WOOD WINDOWS AND METAL CASEMENT WINDOWS SHOULD BE RETAINED.
- THERE SHOULD BE NO NEW OPENINGS ON PRINCIPAL FAÇADES, EXCEPT TO RESTORE ORIGINAL OR PRE-EXISTING OPENINGS.
- MISSING ARCHITECTURAL FEATURES SHOULD BE DOCUMENTED AS AUTHENTIC BY PHOTOGRAPHIC, PHYSICAL OR HISTORICAL EVIDENCE BEFORE THEY ARE REPRODUCED.
- HISTORIC CARRIAGE BARNs AND AUTOMOBILE GARAGES SHOULD BE PRESERVED.
- NEW FENCES SHOULD NOT ACT AS VISUAL BARRIERS.
- TRADITIONAL BUILDING MATERIALS SHOULD BE USED FOR EXISTING BUILDINGS.



255 Walnut Street with exterior siding and ornamental trim intact.






249 Walnut Street with original siding and ornamental trim covered or removed.

4 WEST CONCORD DESIGN GUIDELINES

Main lessons:

1. Organization mimics that of the Zoning Code
2. Photographs of familiar buildings illustrate concepts
3. Subsections provide greater detail on the General Guideline

4.6.1 Exterior Materials and Siding		
GUIDELINE	General Guidelines: Property owners are encouraged to use and maintain existing traditional material whenever possible as it is both essential to the architectural character of the individual building and plays a strong role in the visual appeal of West Concord Village. Building materials should differentiate architectural elements and be consistent with the rhythm and proportion of the building design.	
4.6.1.A	Surface Treatments - All exterior surfaces visible to the public shall be covered with a siding material. The long term maintenance characteristics of all materials should be considered during the selection process. The rear and side elevations shall incorporate the materials, design details and theme of the front facade when exposed to public view.	
4.6.1.B	Material Types - Exteriors facades should utilize materials appropriate to the character of the building. Wood clapboard, cedar shingles, brick, and stone are traditional to the area and encouraged for wall surfaces, although in some circumstances, other materials may be considered. Alternative building materials should be both natural and sustainable materials which maintain the traditional appearance of these structures.	
4.6.1.C	Color of Materials – Material color should be complementary to a building’s trim and accents as well as to its surroundings. Color schemes that reflect traditional New England colors with accenting trim work are strongly encouraged, as is the use of contrasting colors to accent architectural details and entrances. West Concord’s eclectic nature may allow for a broader color palette than would be appropriate in other village centers in the area, but the use of loud, attention grabbing colors, or ones which are disharmonious with other colors found on the building or on adjacent structures, should be avoided. For further information on Color Selections, see Section 4.8.1 <i>Paint and Building Colors</i> .	

5 DAVIS DOWNTOWN AND TRADITIONAL RESIDENTIAL NEIGHBORHOODS DESIGN GUIDELINES

Main lessons: “Tiered Reviews” to

1. Make things easy on the property owner
2. Protect the character of the neighborhoods
3. Provide a greater degree clarity and predictability in the approval process

Primary Building Scale and Form: Building Forms



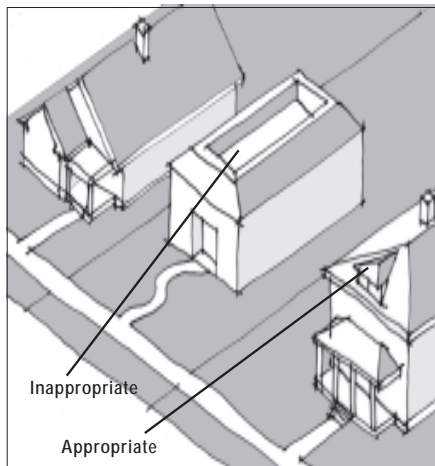
MASS & SCALE

BUILDING
FORMS

BUILDING
MATERIALS

ADDITIONS:
CHARACTER
ELEMENTS

ADDITIONS:
MASS & SCALE



The repetition of similar building and roof forms contributes to a sense of visual continuity. Exotic roof shapes that would disrupt this feature are inappropriate.

1 Use building and roof forms that are similar to those seen traditionally.

A similarity of building and roof forms contributes to a sense of visual continuity along a block. In order to maintain this feature, a new building should have a basic roof and building forms that are similar to those seen in the neighborhood. “Exotic” building and roof forms that would disrupt this pattern are inappropriate.

A Use building forms that are similar to those seen traditionally.

- Simple rectangular solids are typically appropriate.
- Raised foundations are preferred. Finished floor heights should be within the range typically seen in the neighborhood.
- “Exotic” building and roof forms that would detract from the visual continuity of the streetscape are discouraged. Examples include geodesic domes and A-frames.

B Use roof forms that are similar to those seen in the neighborhood.

- Sloping roofs such as gabled and hipped are preferred for primary roof forms.
- Shed roofs are appropriate for some additions.



Sloping roofs such as gable, hipped and shed roofs are preferred.



5 DAVIS DOWNTOWN AND TRADITIONAL RESIDENTIAL NEIGHBORHOODS DESIGN GUIDELINES

Main lessons: “Tiered Reviews” to

1. Make things easy on the property owner

2. Protect the character of the neighborhoods

3. Provide a greater degree clarity and predictability in the approval process

Project Scope – Tier	Review Process	Approval and Appeal Process
<p>Tier #1</p> <ul style="list-style-type: none"> Residential Additions 480sq. ft. or less and not visible from the street Single-story accessory structures 480sq.ft. or less (with the exception of gazebos, trellis, small sheds, fences or other small structures as determined by the Planning and Building Director) Commercial and mixed-use façade alterations <p>Projects deemed significantly inconsistent with the intent of the guidelines may be referred to the next level of review or to the Planning Commission.</p>	<p>Minor Design Review</p> <ul style="list-style-type: none"> Optional Preliminary Concept Review Submittal of all required plans and information Staff review and determination regarding project consistency with guidelines and zoning Public notice posting of the proposed project on the project site A copy of the on-site posting and notice shall be provided to adjacent neighbors Staff review and approval of proposal 	<p>Mandatory review by staff with option to appeal to the Planning Commission</p> <ul style="list-style-type: none"> Staff reviews and makes determination Staff determination may be appealed to the Planning Commission
<p>Tier #2</p> <ul style="list-style-type: none"> Residential Additions over 480sq.ft. Alterations of residential buildings visible from the street that change or impact the design of the original structure Single-story accessory structures over 480sq.ft. New single family and duplex buildings New structures or additions two-stories or less in mixed use and core commercial areas In the residential districts, a proposed change in the occupancy of an existing structure from a less to more intensive use, i.e. from residential to office or retail <p>Projects deemed significantly inconsistent with the intent of the guidelines may be referred to the Planning Commission.</p>	<p>Major Design Review</p> <ul style="list-style-type: none"> Mandatory Preliminary Concept Review Submittal of all required plans and information Staff review and determination regarding project consistency with guidelines and zoning Public notice posting of site and mailing “Intent to Approve” letter to all property owners within a 300’ radius (minimum) of the project site A copy of the on-site posting and notice shall be provided to adjacent neighbors. Staff review and approval of proposal 	<p>Mandatory review by staff with option to appeal determination to the Planning Commission</p> <ul style="list-style-type: none"> Staff reviews and makes determination Staff determination may be appealed to the Planning Commission <p>Note, all Tier #2 projects within a 300 foot radius of a Designated Historical Resource shall be referred to the Historical Resources Management Commission prior to mailing of “Intent to Approve Letter”</p>
<p>Tier #3</p> <ul style="list-style-type: none"> Two-story accessory structures New projects involving the merger of two or more parcels New structures or additions greater than two-stories or 32-feet in the mixed use areas and greater than three stories in the core commercial areas Project that include the proposed demolition of primary buildings 45 years of age or older Projects requiring Conditional Use Permit review as required in the City’s Zoning Ordinance Parking waiver requests in conjunction with accessory structure applications in Old North and University Ave/Rice Lane 	<p>Planning Commission Report and Hearing</p> <ul style="list-style-type: none"> Mandatory Preliminary Concept Review Submittal of all required plans and information Staff review and determination regarding project consistency with guidelines and zoning. Staff preparation of a report to the Planning Commission Report will focus on compatibility of proposed buildings in relation to surrounding properties as well as consistency of the proposal with the intent of the guidelines Public notice: posting the site, publishing in newspaper and mailing of the “Notice of Public Hearing” A copy of the on-site posting and notice shall be provided to adjacent neighbors Planning Commission public hearing and action 	<p>Mandatory Review by the Planning Commission with option to appeal action to the City Council</p> <ul style="list-style-type: none"> Staff reviews proposal and makes recommendation to Planning Commission Planning Commission holds hearing to review and take action on the proposal Planning Commission actions can be appealed to the City Council <p>Note, all Tier #3 projects within a 300 foot radius of a Designated Historical Resource shall be referred to the Historical Resources Management Commission prior to public hearing.</p>

CURRENTLY IDENTIFIED PROBLEMS



**SINGLE-FAMILY
KNOCK-DOWNS**



**REAR AND SIDE
ADDITIONS**

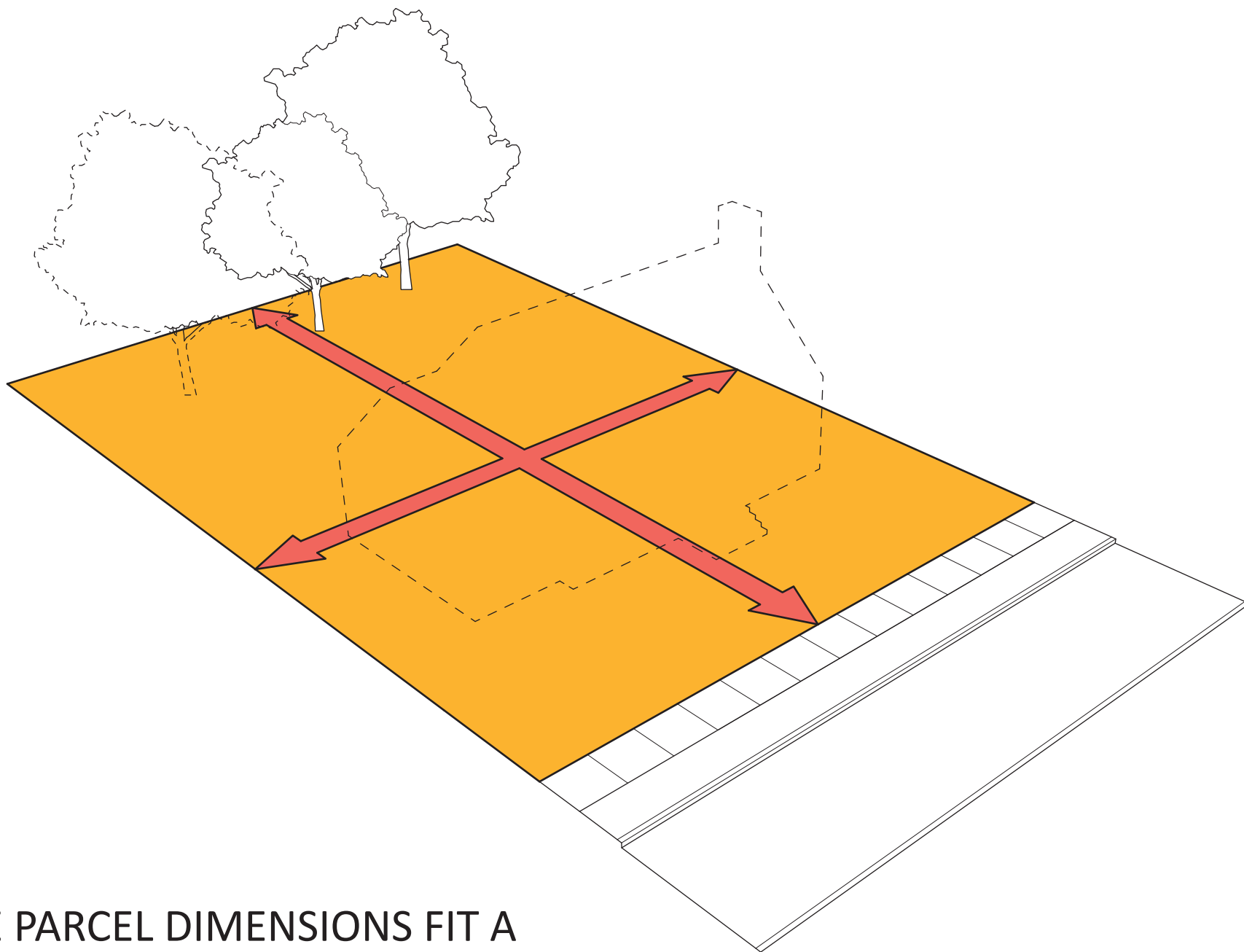


**DORMERS AND
ROOF ADDITIONS**

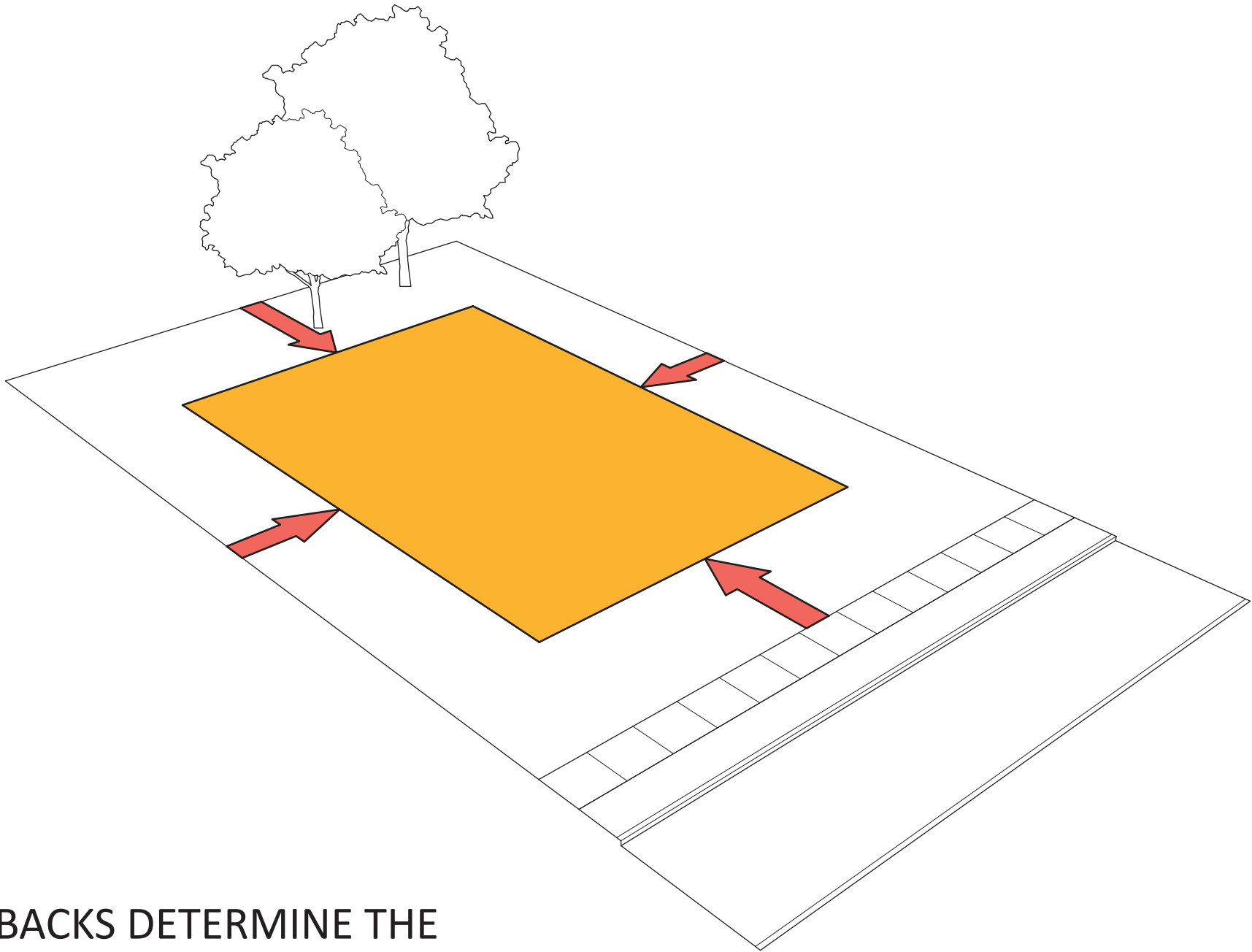
SINGLE-FAMILY KNOCK DOWNS



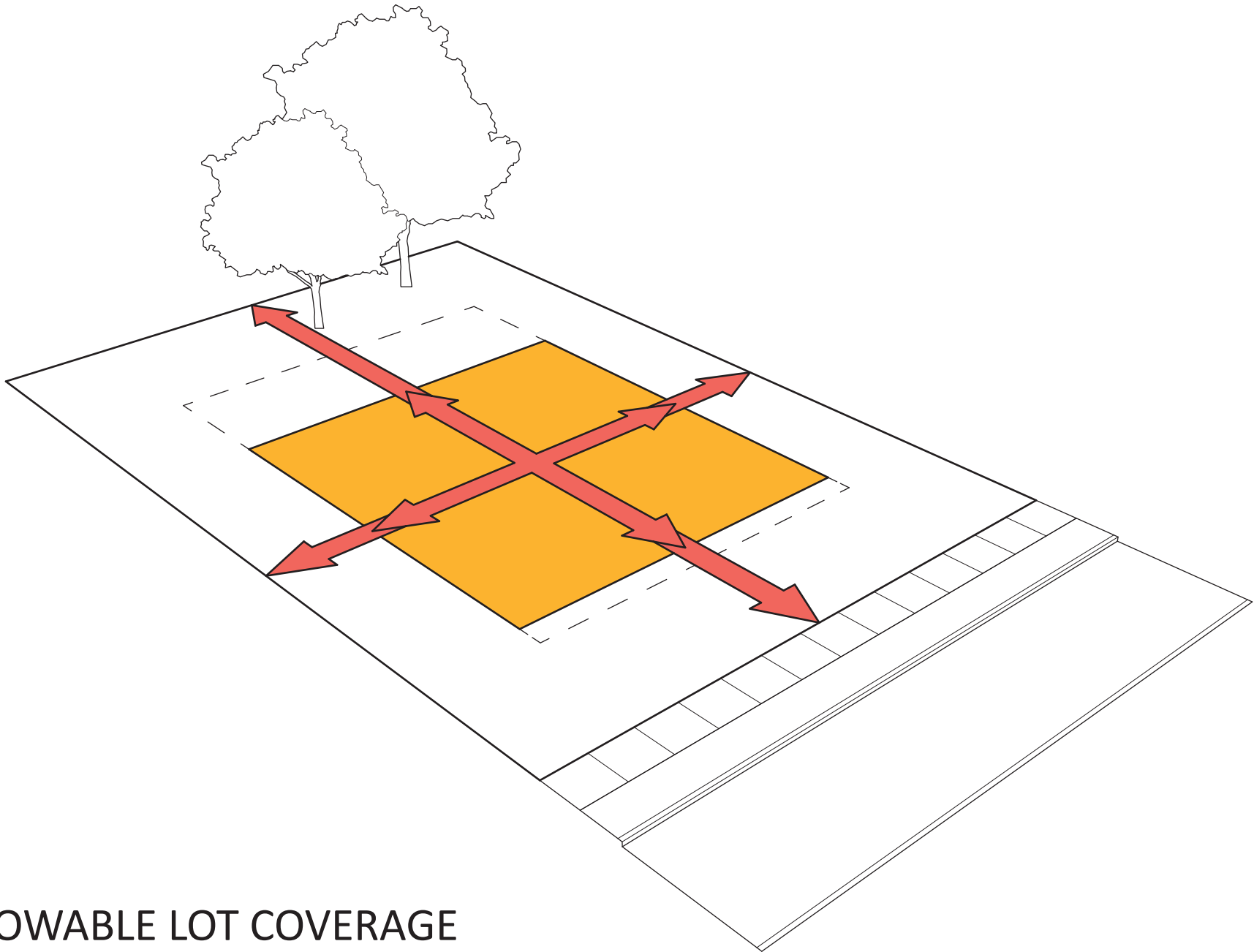
AN EXISTING SINGLE-FAMILY
HOME ON A LARGE LOT



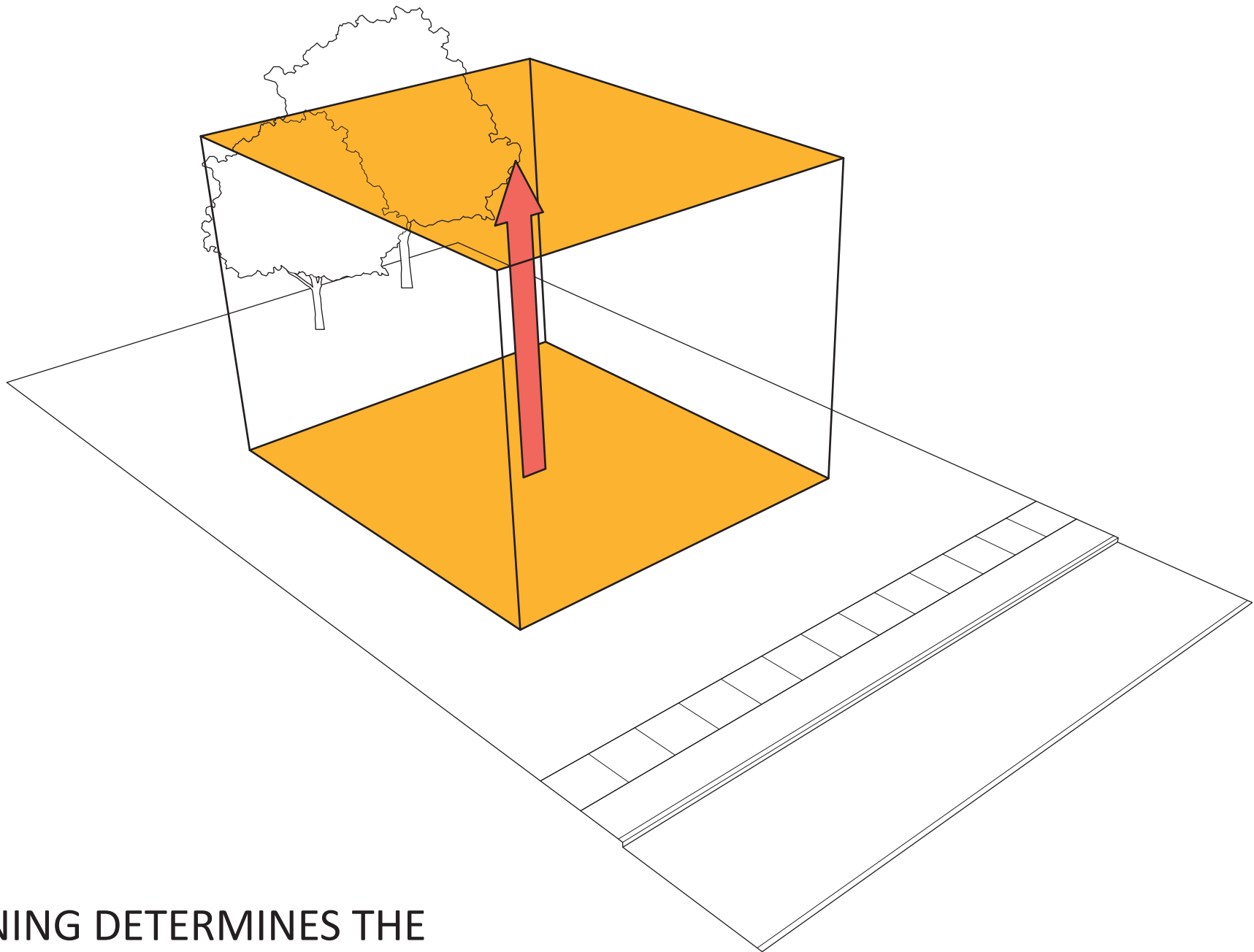
THE PARCEL DIMENSIONS FIT A
DEVELOPER'S PRO-FORMA



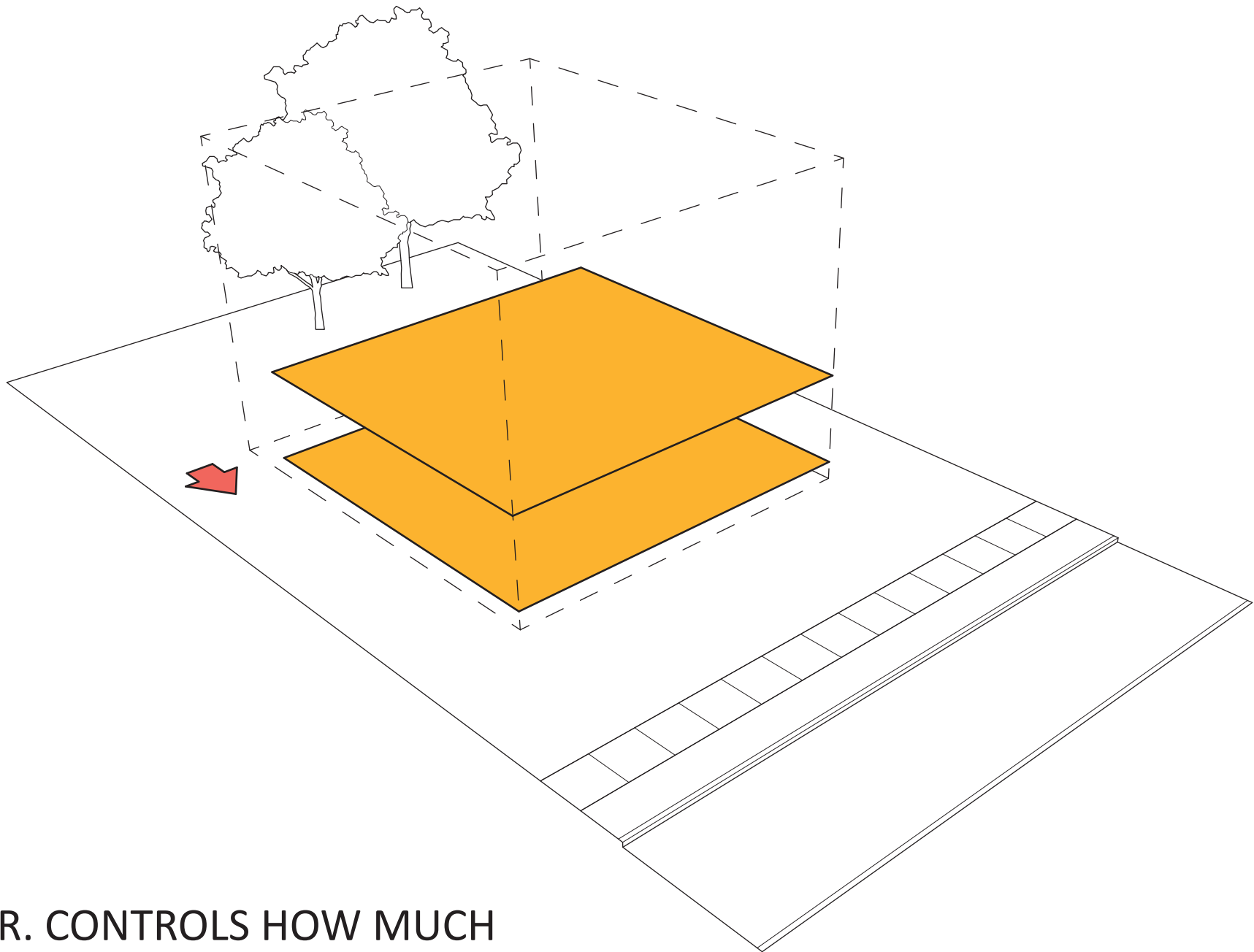
SETBACKS DETERMINE THE
BUILDABLE FOOTPRINT



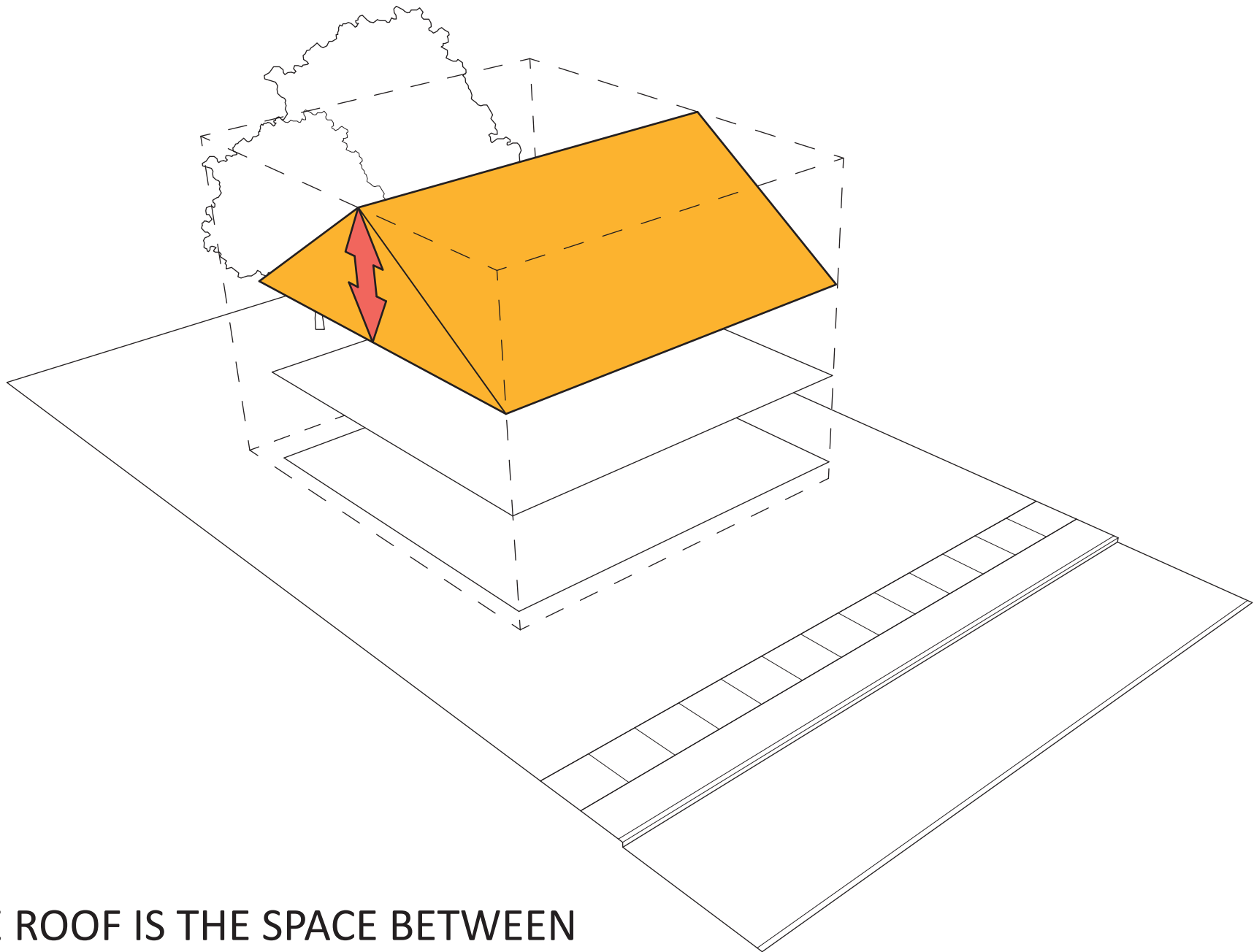
ALLOWABLE LOT COVERAGE
REDUCES THAT SQUARE FOOTAGE



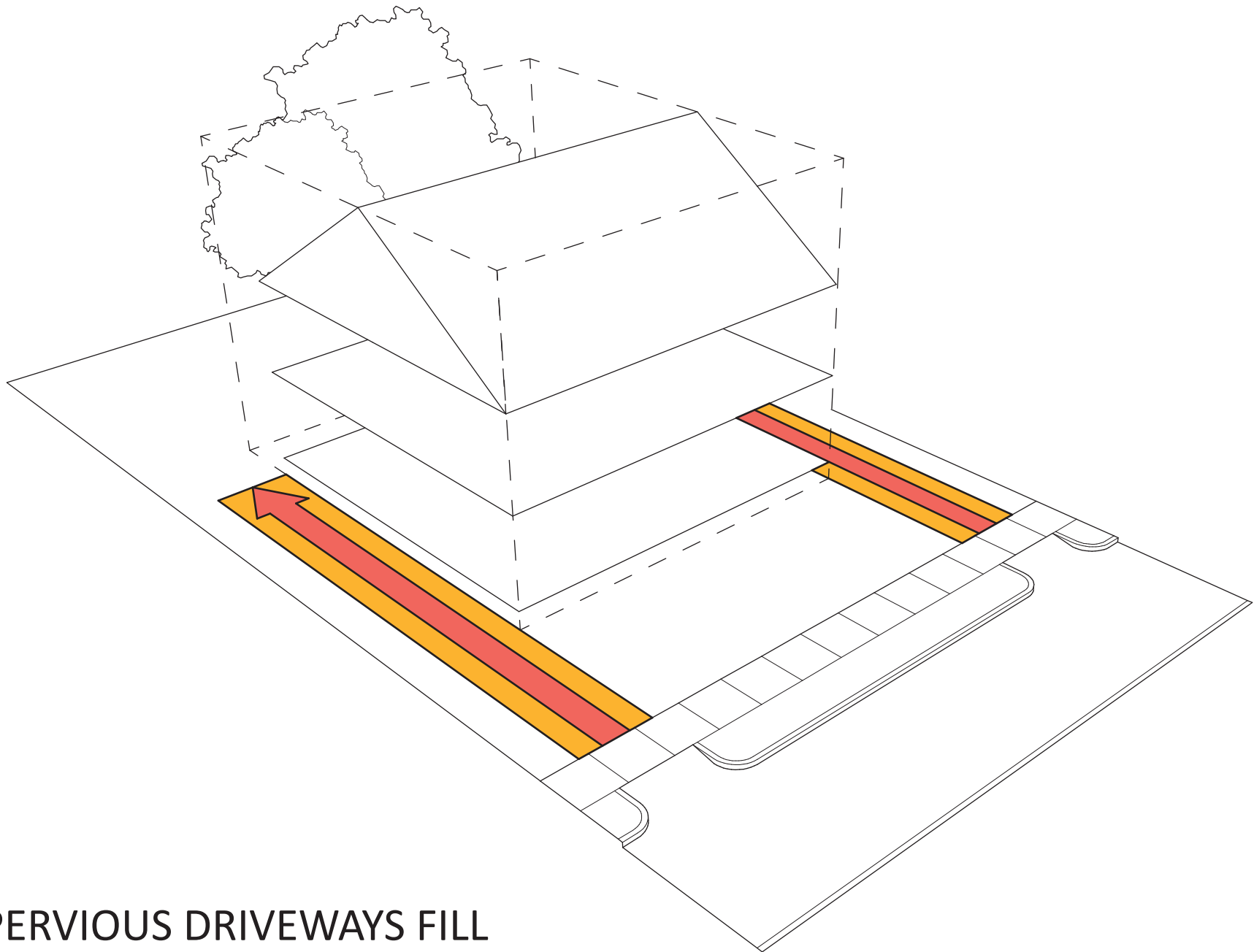
ZONING DETERMINES THE
ALLOWABLE HEIGHT LIMIT



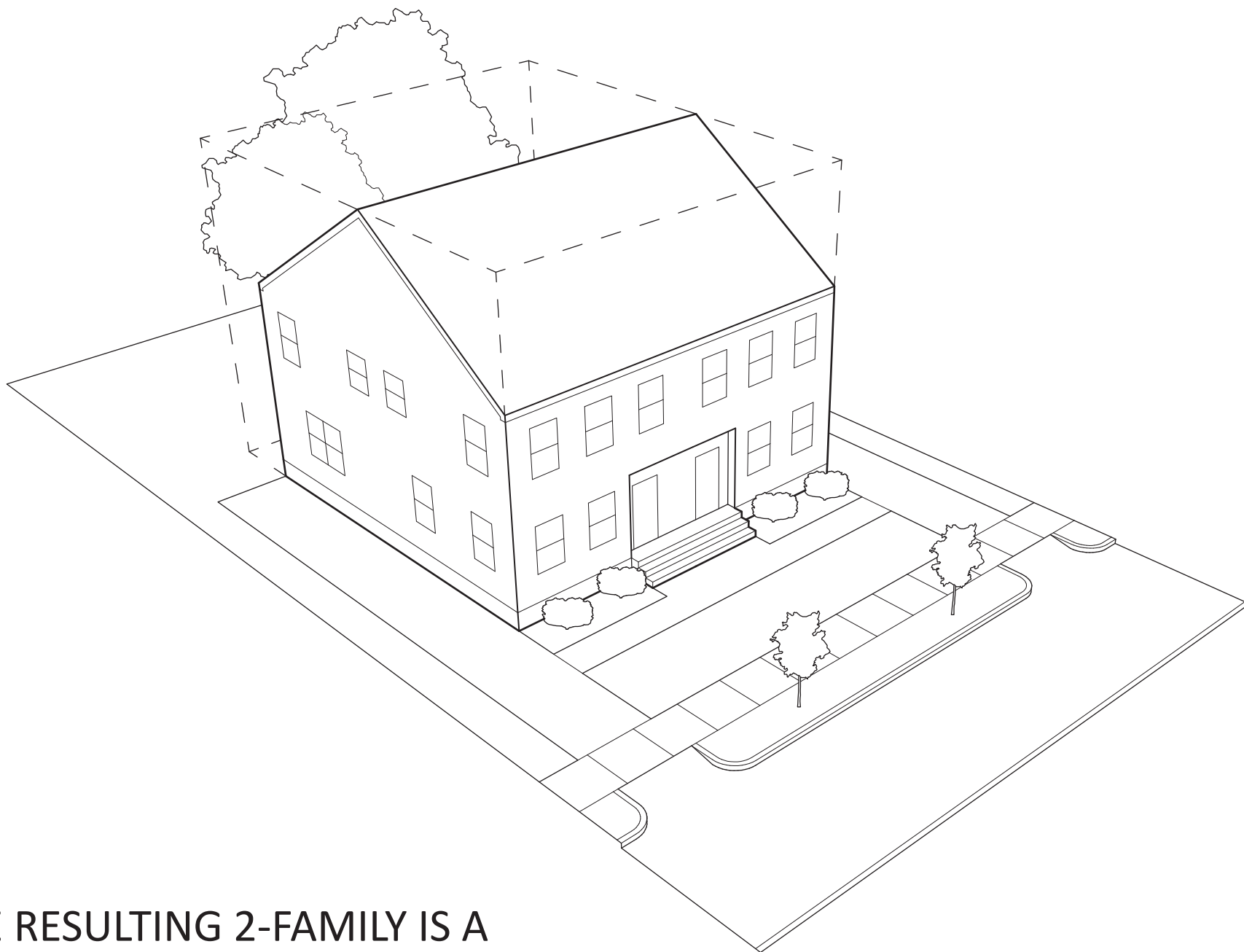
F.A.R. CONTROLS HOW MUCH
INTERIOR SF IS ALLOWABLE



THE ROOF IS THE SPACE BETWEEN
THE 2ND FLOOR AND ZONING ENVELOPE

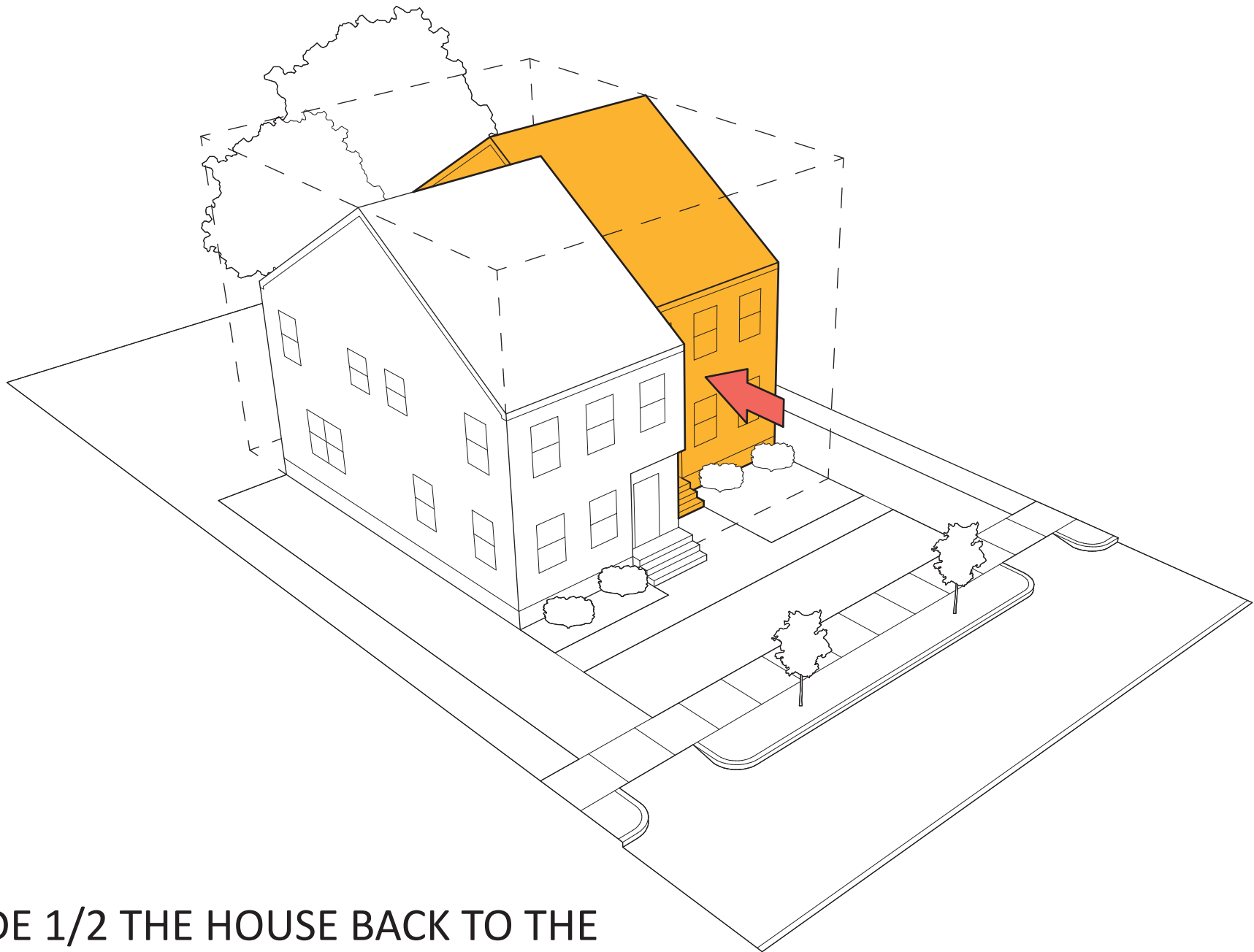


IMPERVIOUS DRIVEWAYS FILL
IN THE SIDE YARD SETBACK

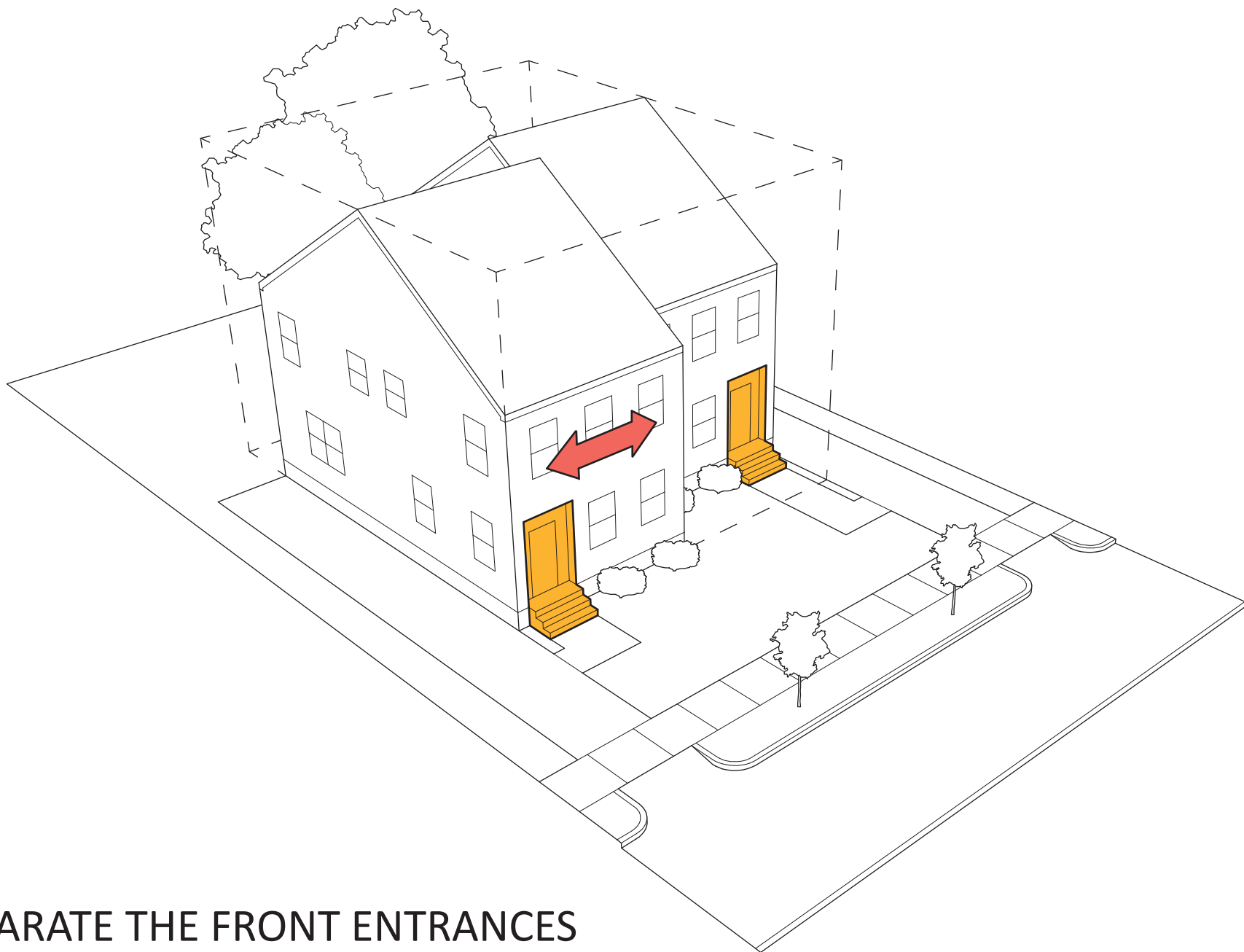


THE RESULTING 2-FAMILY IS A
SIMPLISTIC BOX WITH LITTLE DETAIL

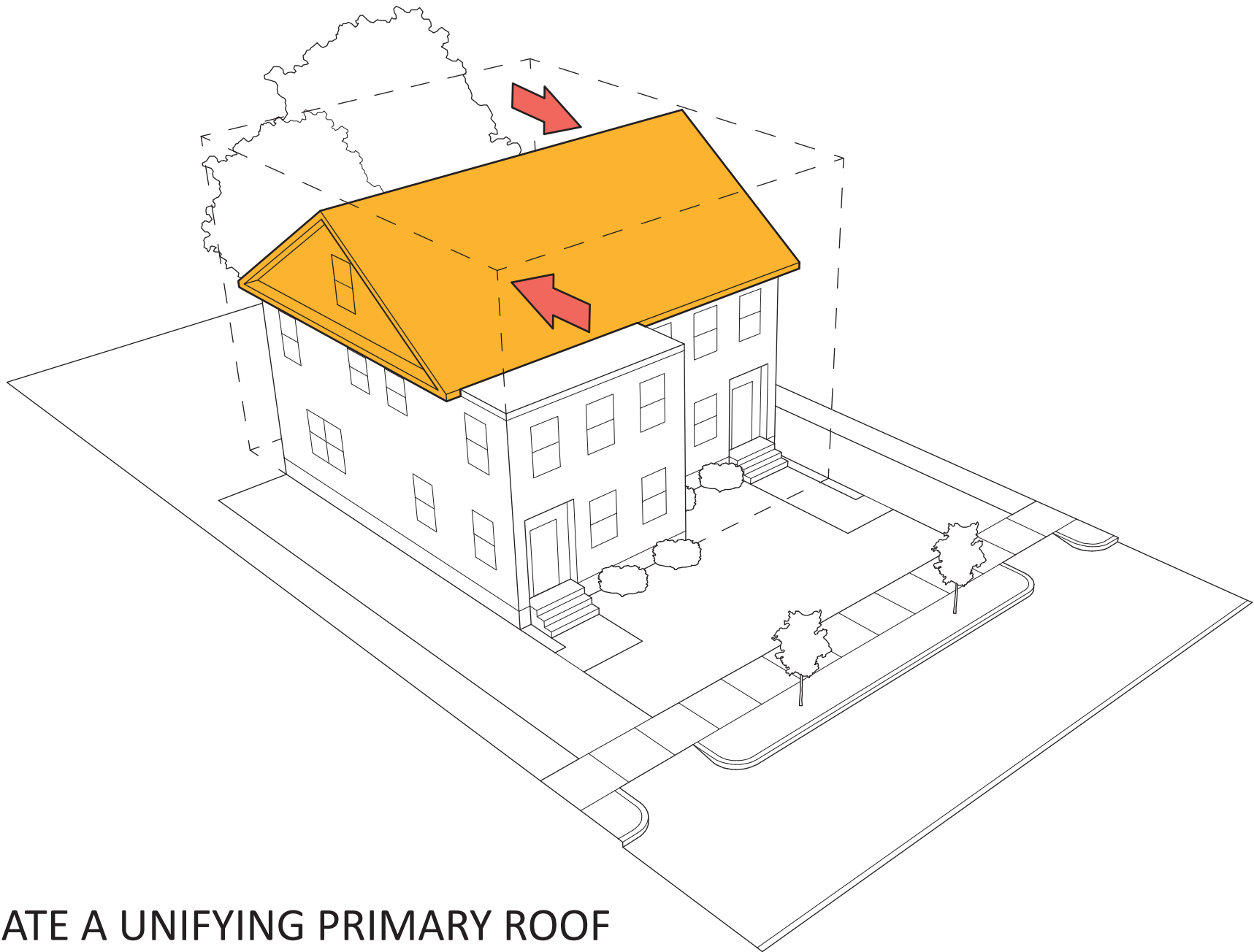
**WHAT CAN BE DONE
TO IMPROVE THIS
SITUATION?**



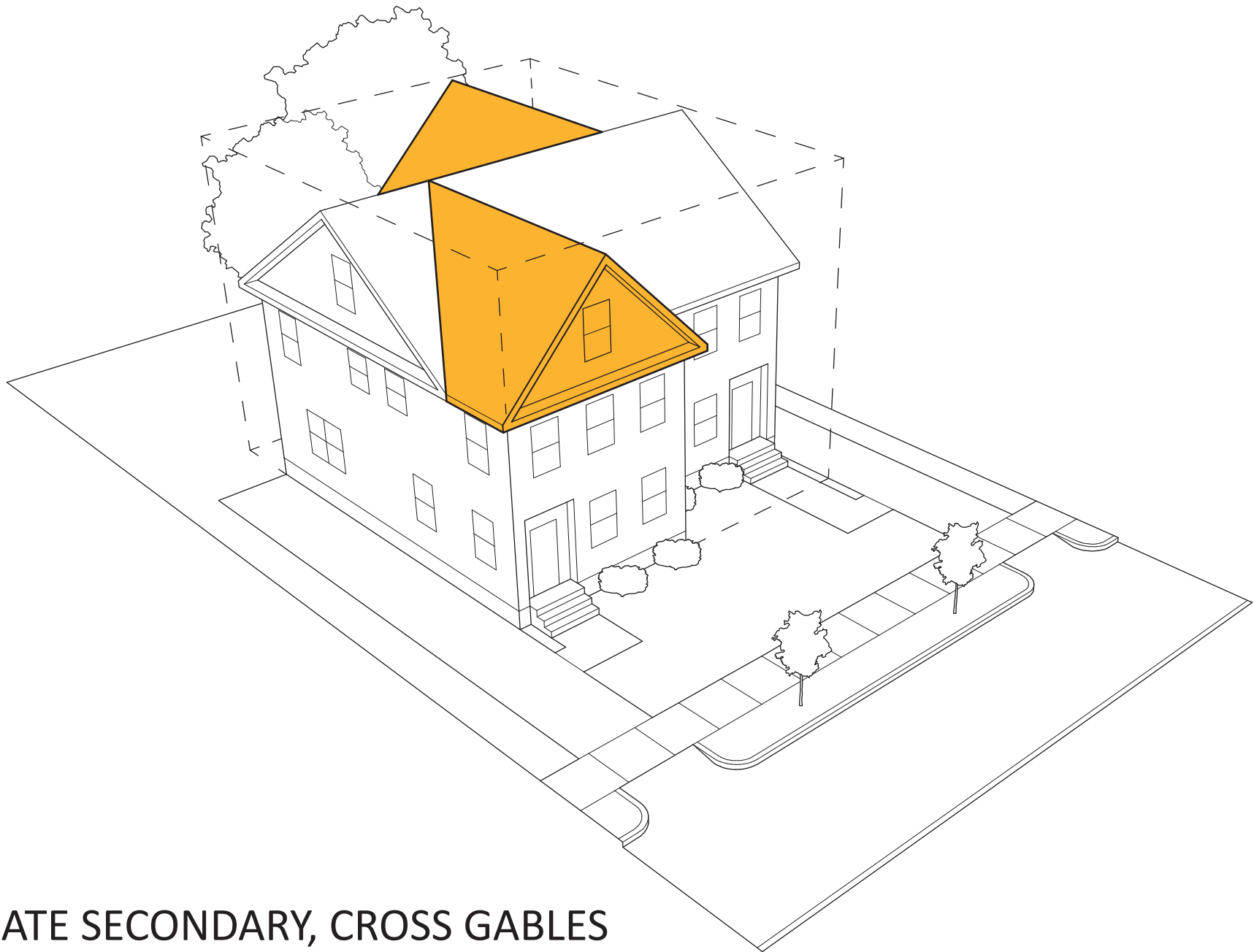
SLIDE 1/2 THE HOUSE BACK TO THE
REAR OF THE ZONING ENVELOPE



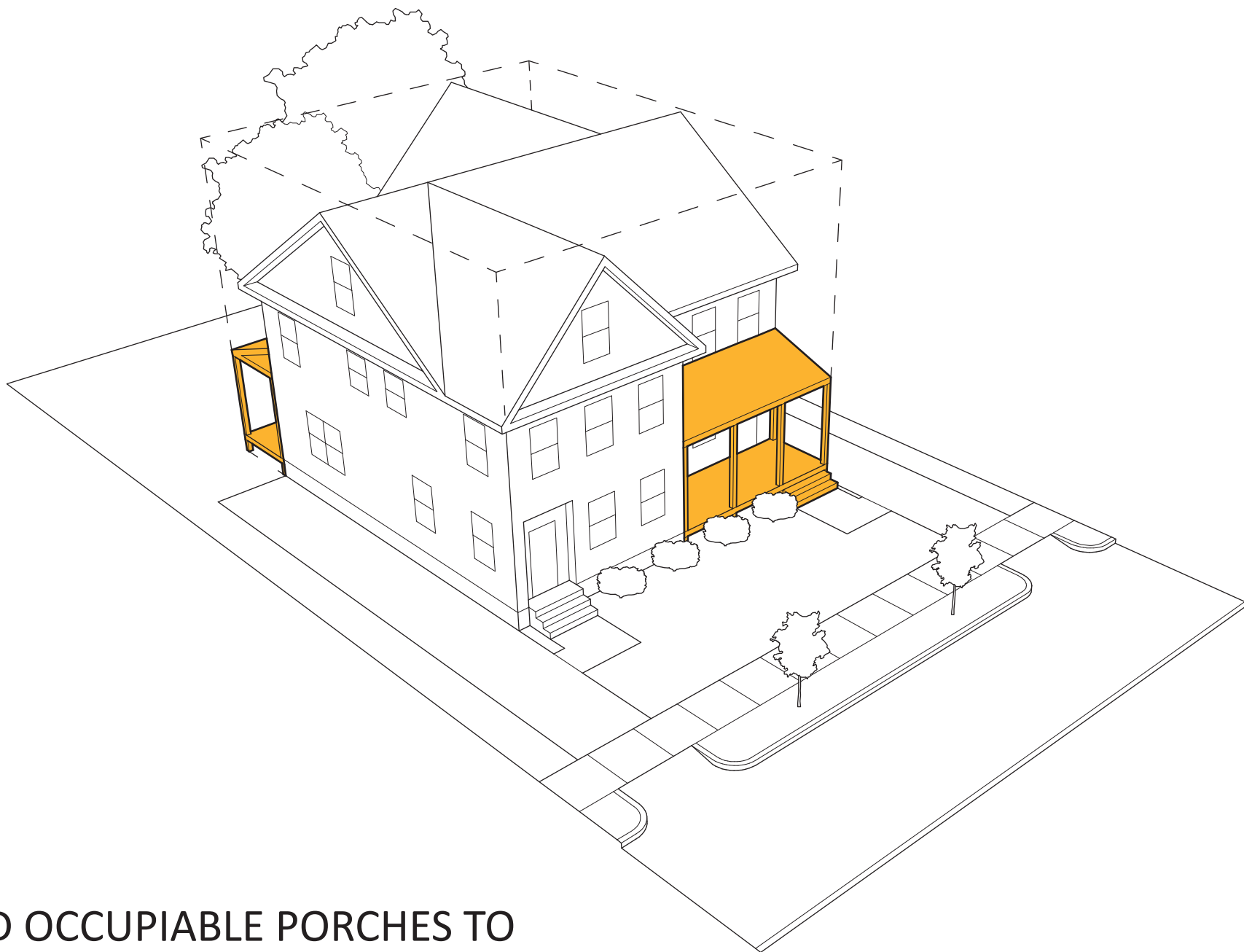
SEPARATE THE FRONT ENTRANCES
TO DISTINGUISH THE RESIDENCES



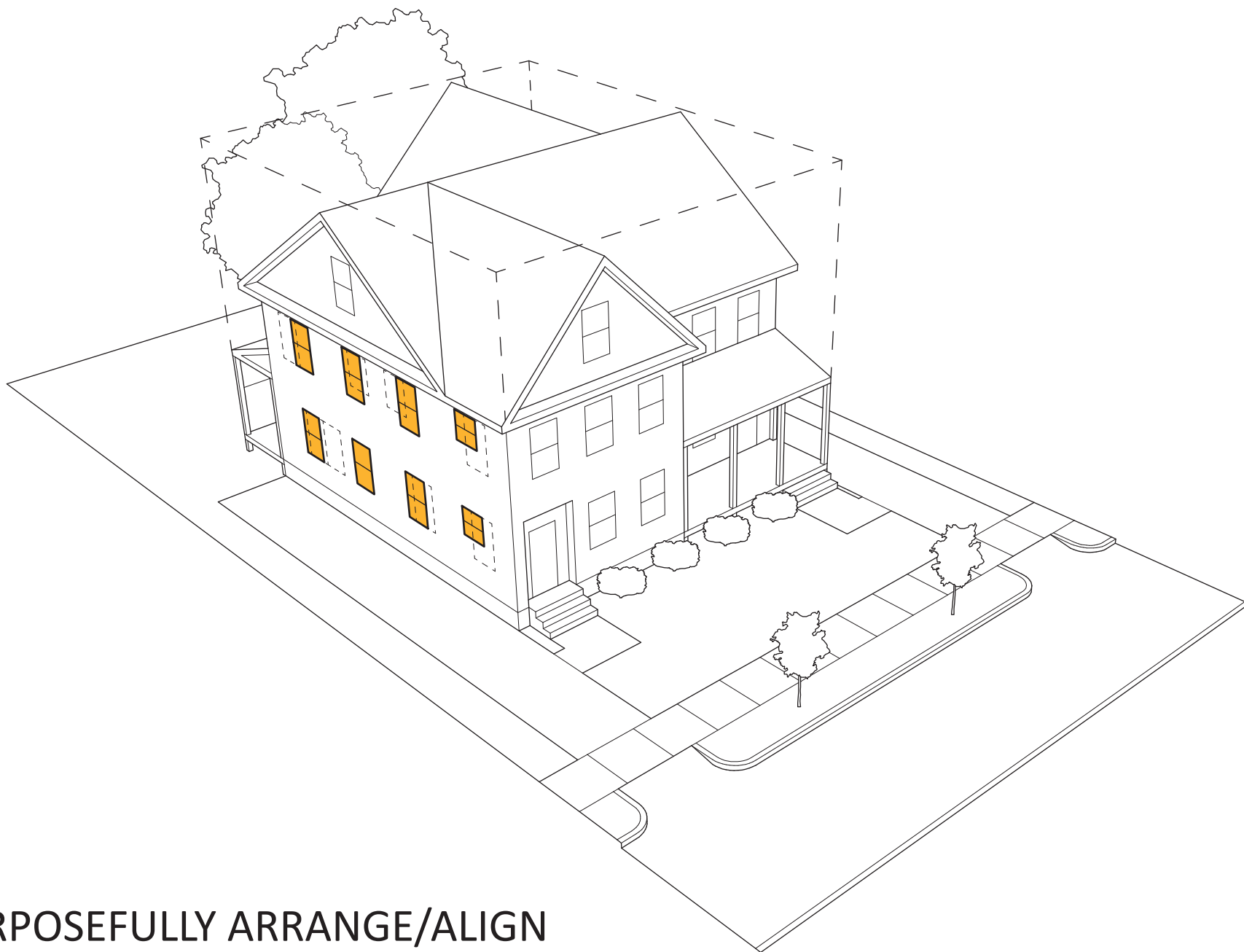
CREATE A UNIFYING PRIMARY ROOF
FORM WITH EAVES AND WINDOWS



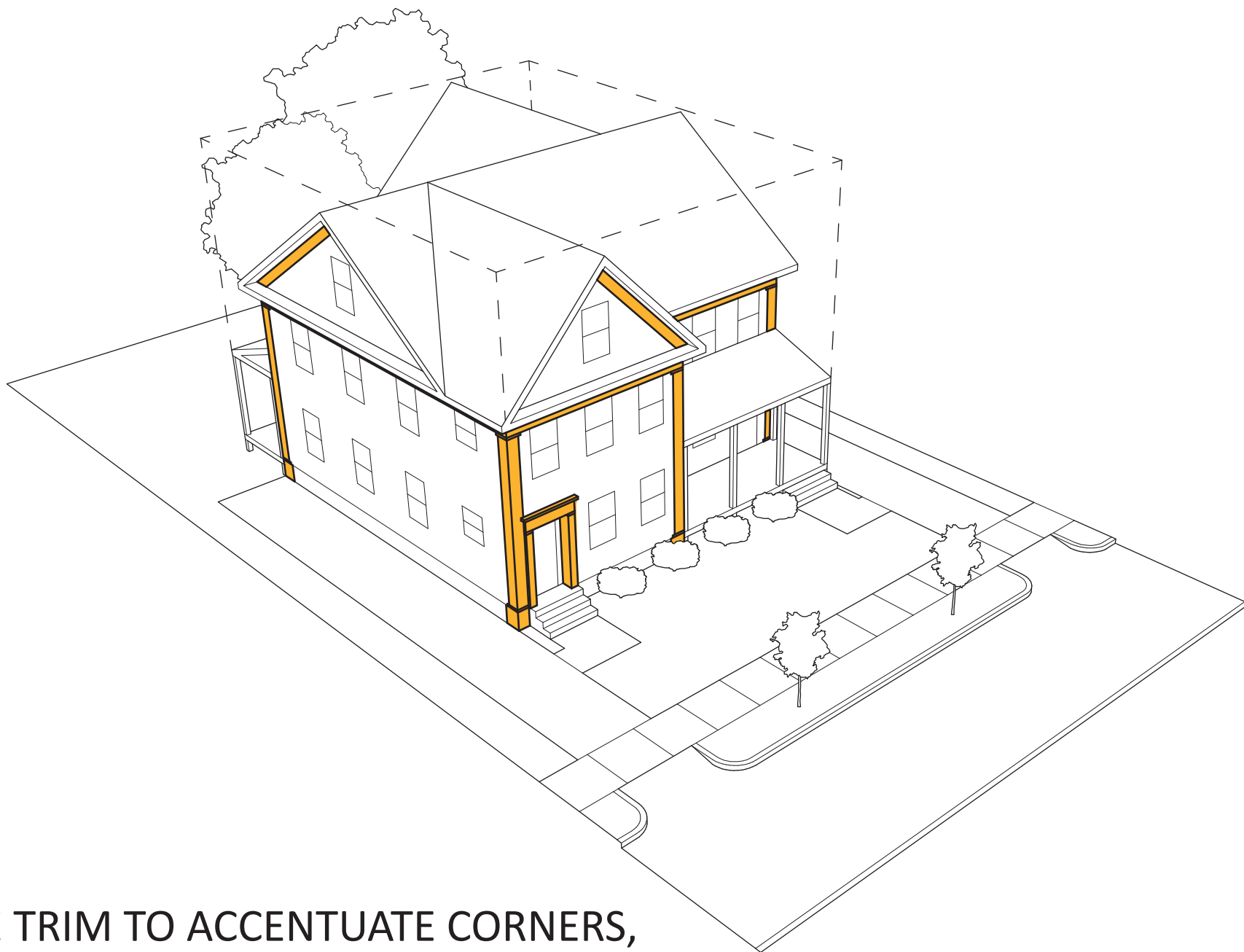
CREATE SECONDARY, CROSS GABLES
TO BREAK DOWN THE MASSING



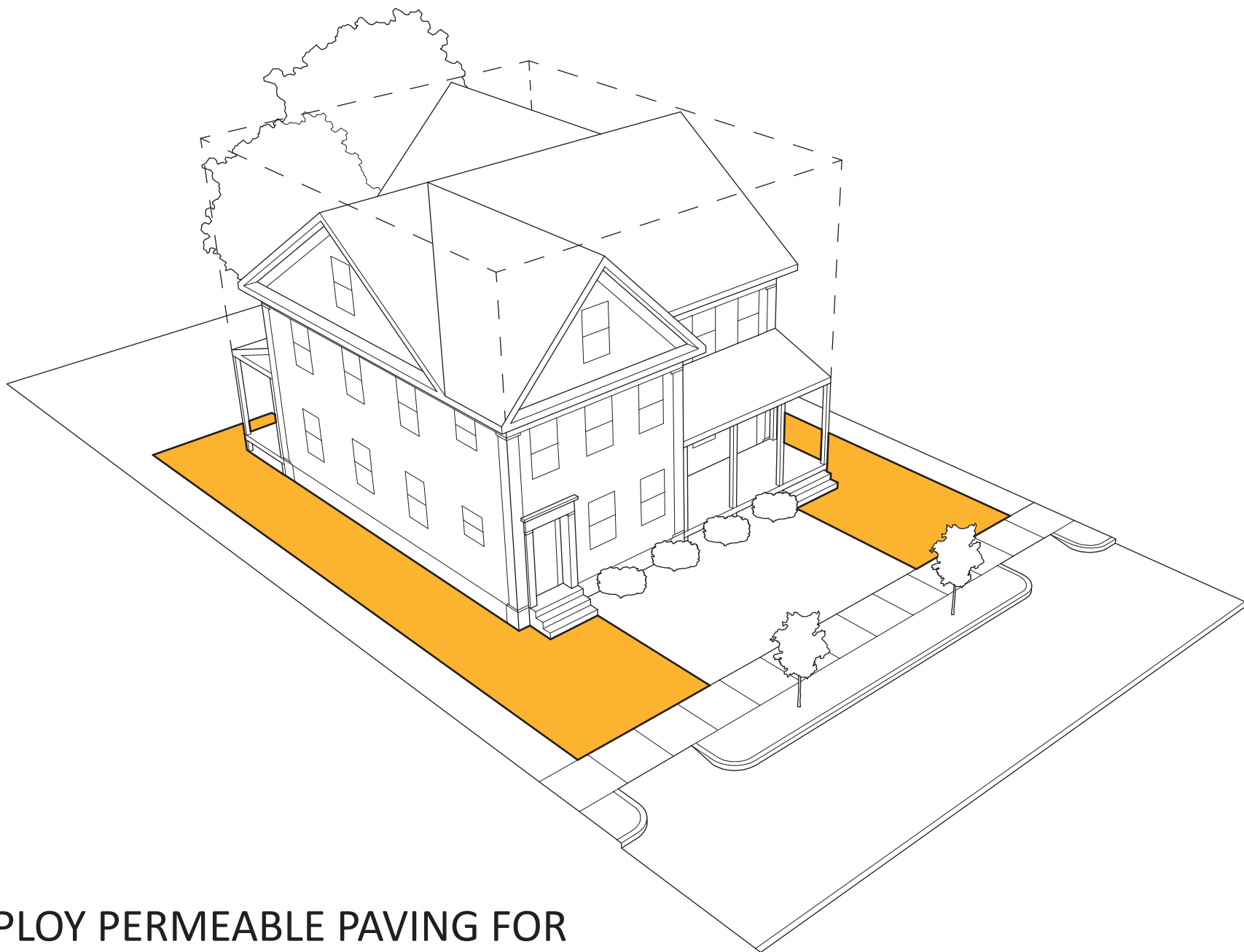
ADD OCCUPIABLE PORCHES TO
DIMINISH THE APPARENT HEIGHT



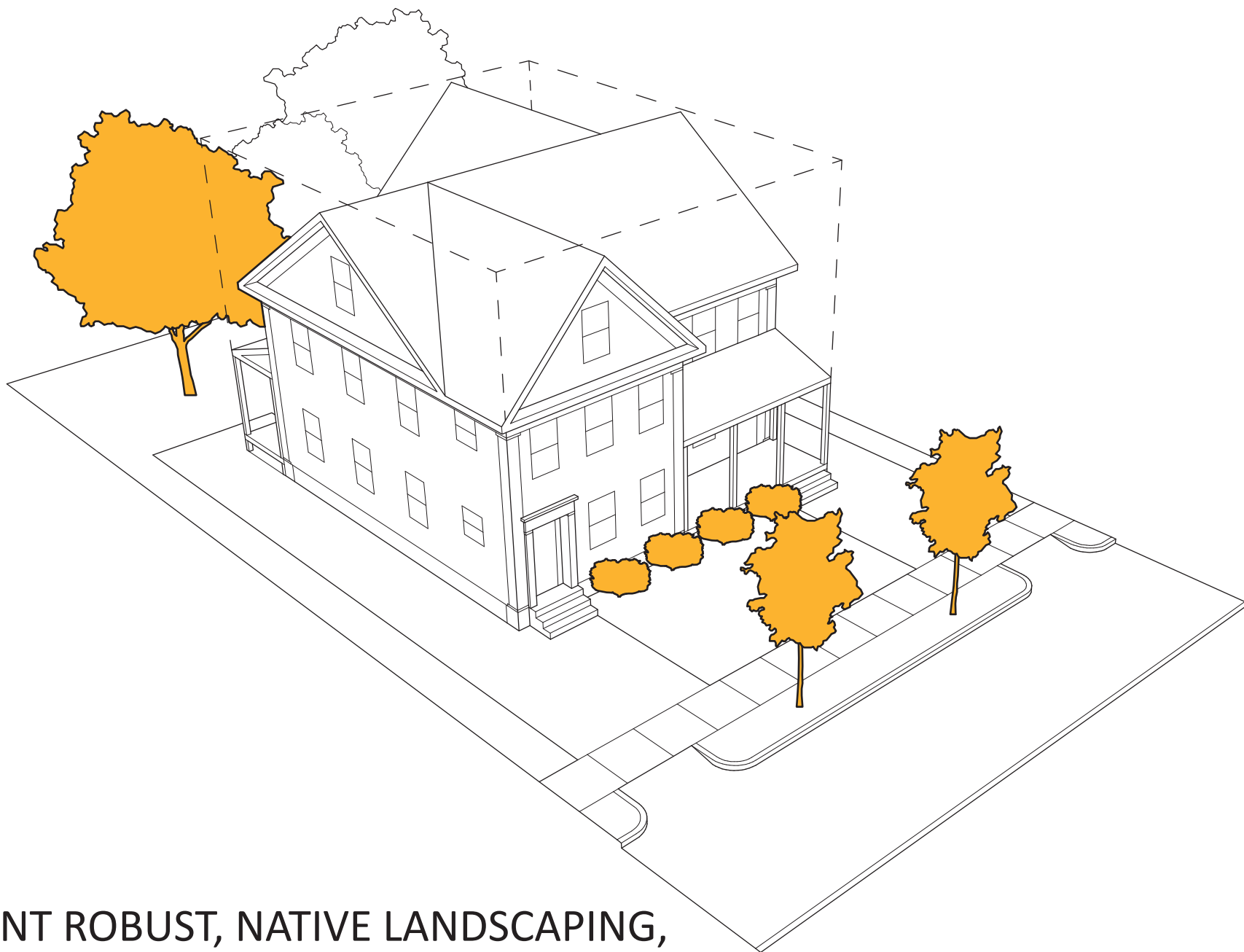
PURPOSEFULLY ARRANGE/ALIGN
WINDOWS VISIBLE FROM THE STREET



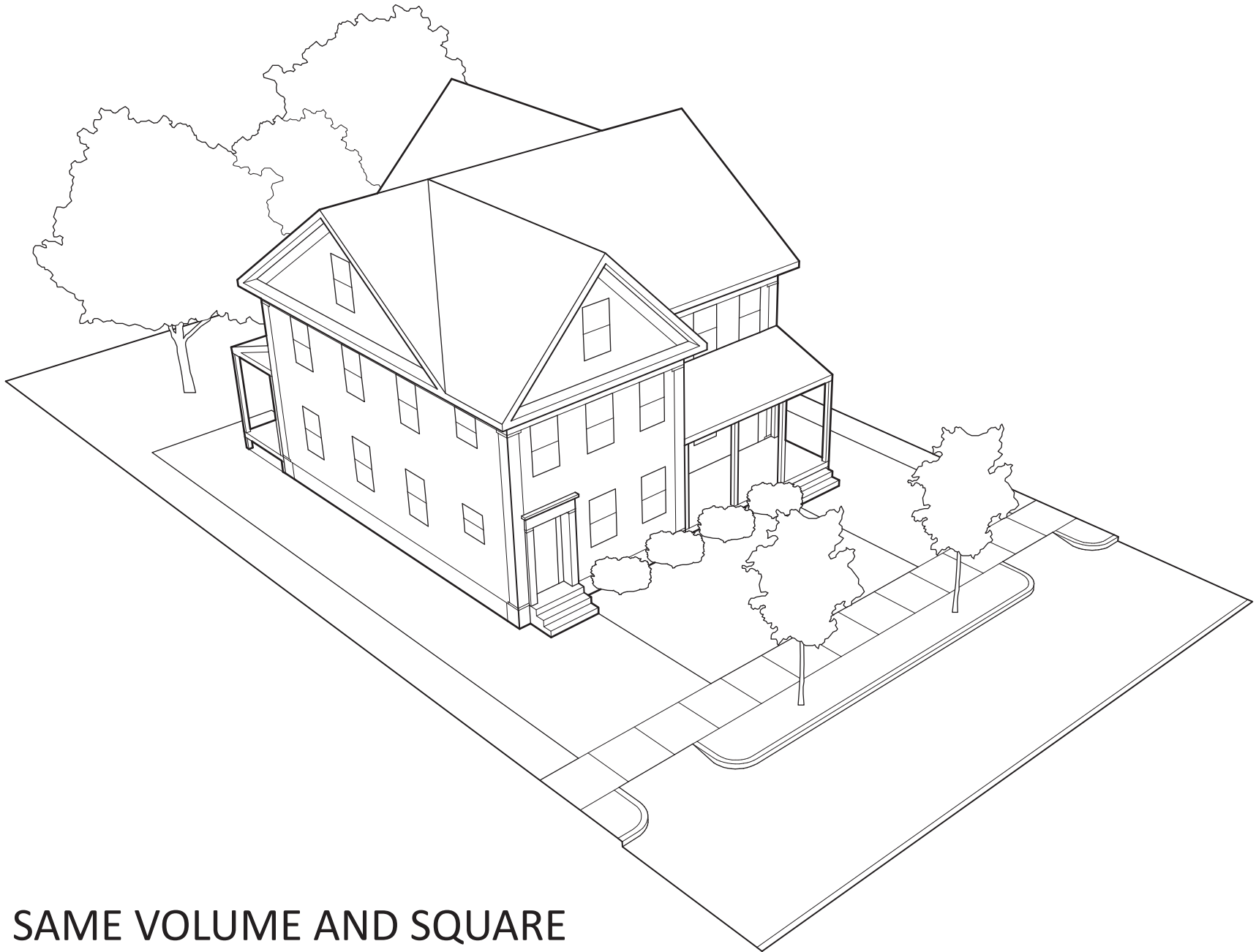
USE TRIM TO ACCENTUATE CORNERS,
ENTRANCES, AND MATERIAL TRANSITIONS



EMPLOY PERMEABLE PAVING FOR
DRIVEWAYS AND WALKWAYS

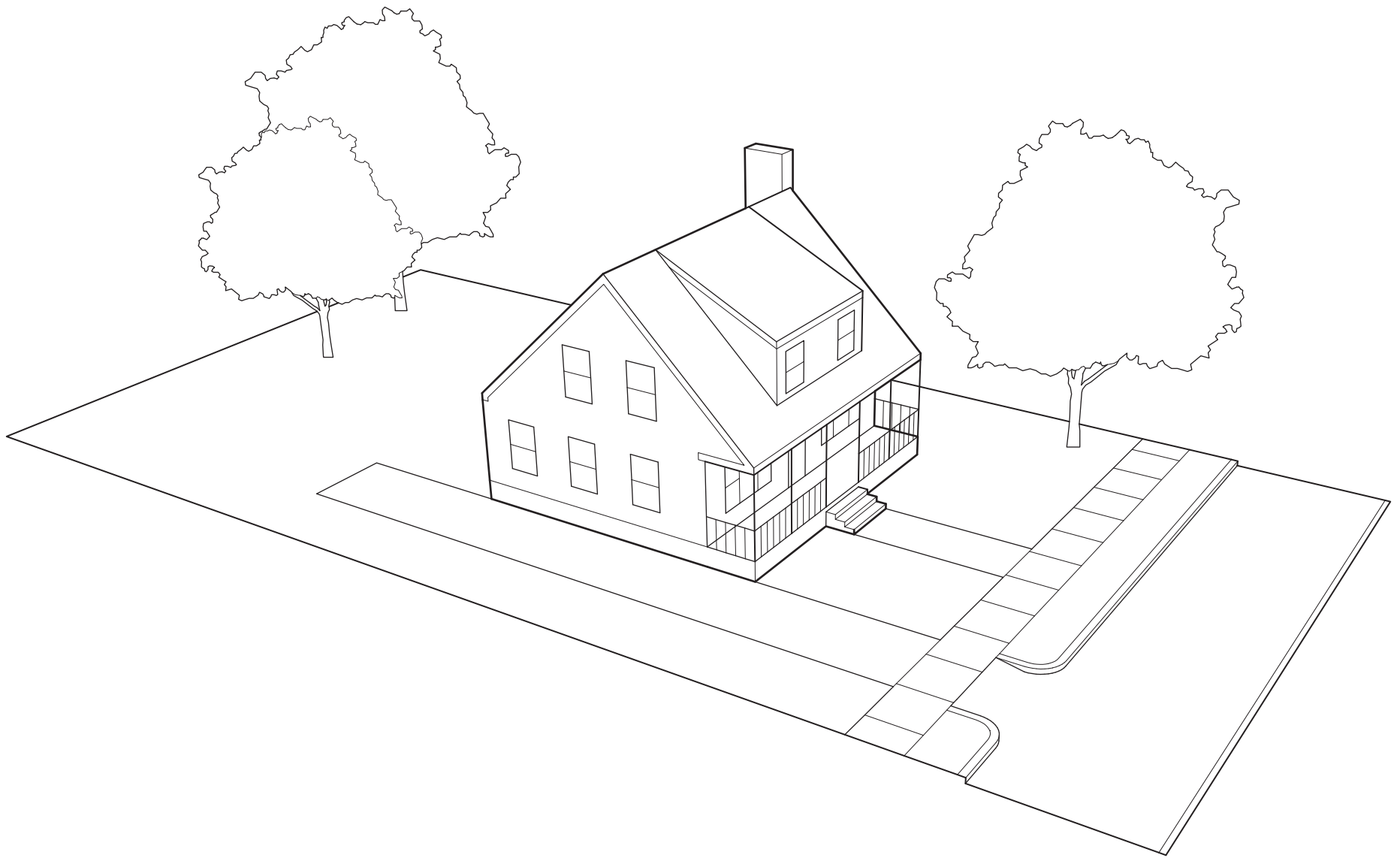


PLANT ROBUST, NATIVE LANDSCAPING,
AND RETAIN EXISTING MATURE TREES

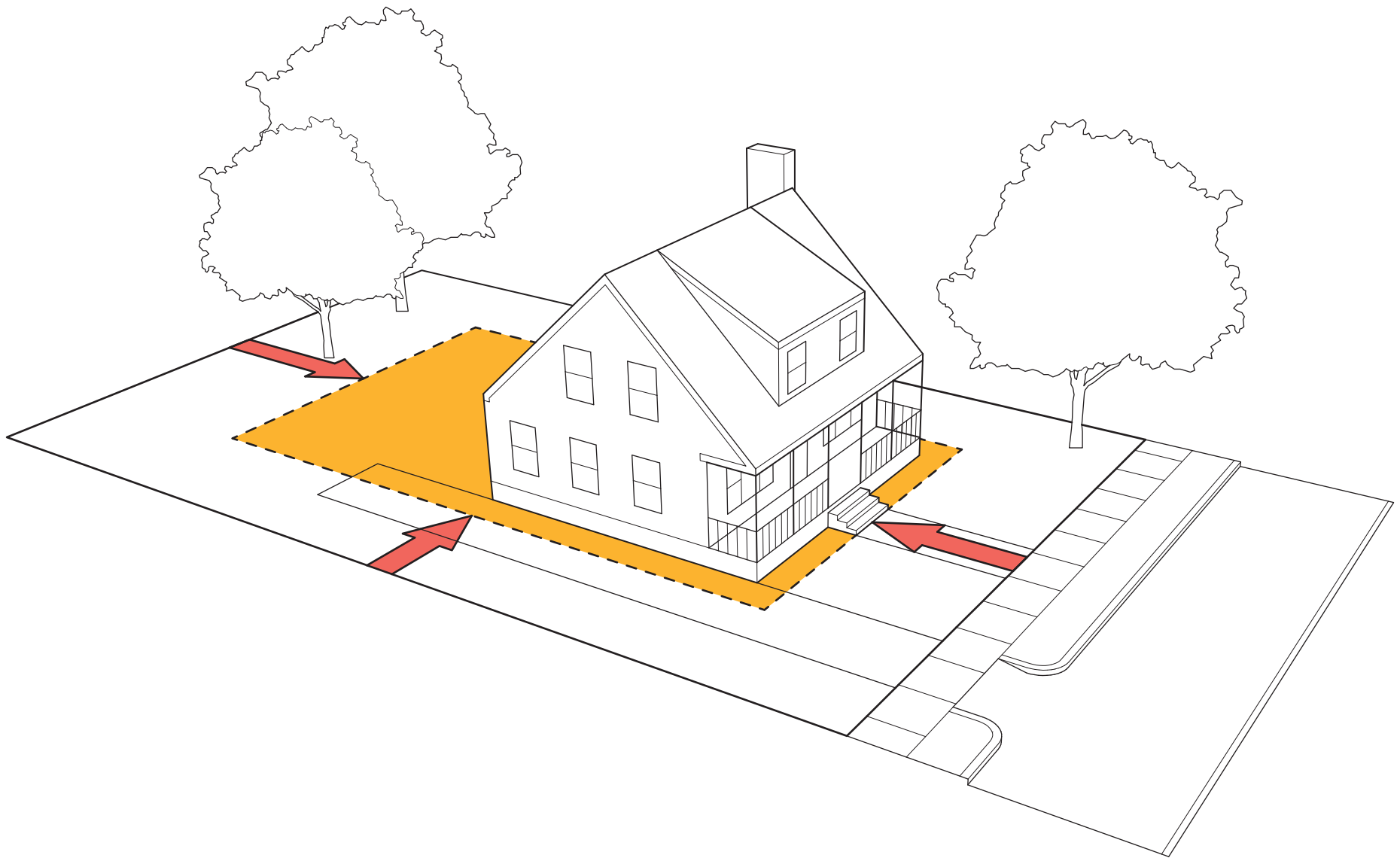


THE SAME VOLUME AND SQUARE
FOOTAGE, WITH MORE CURB APPEAL

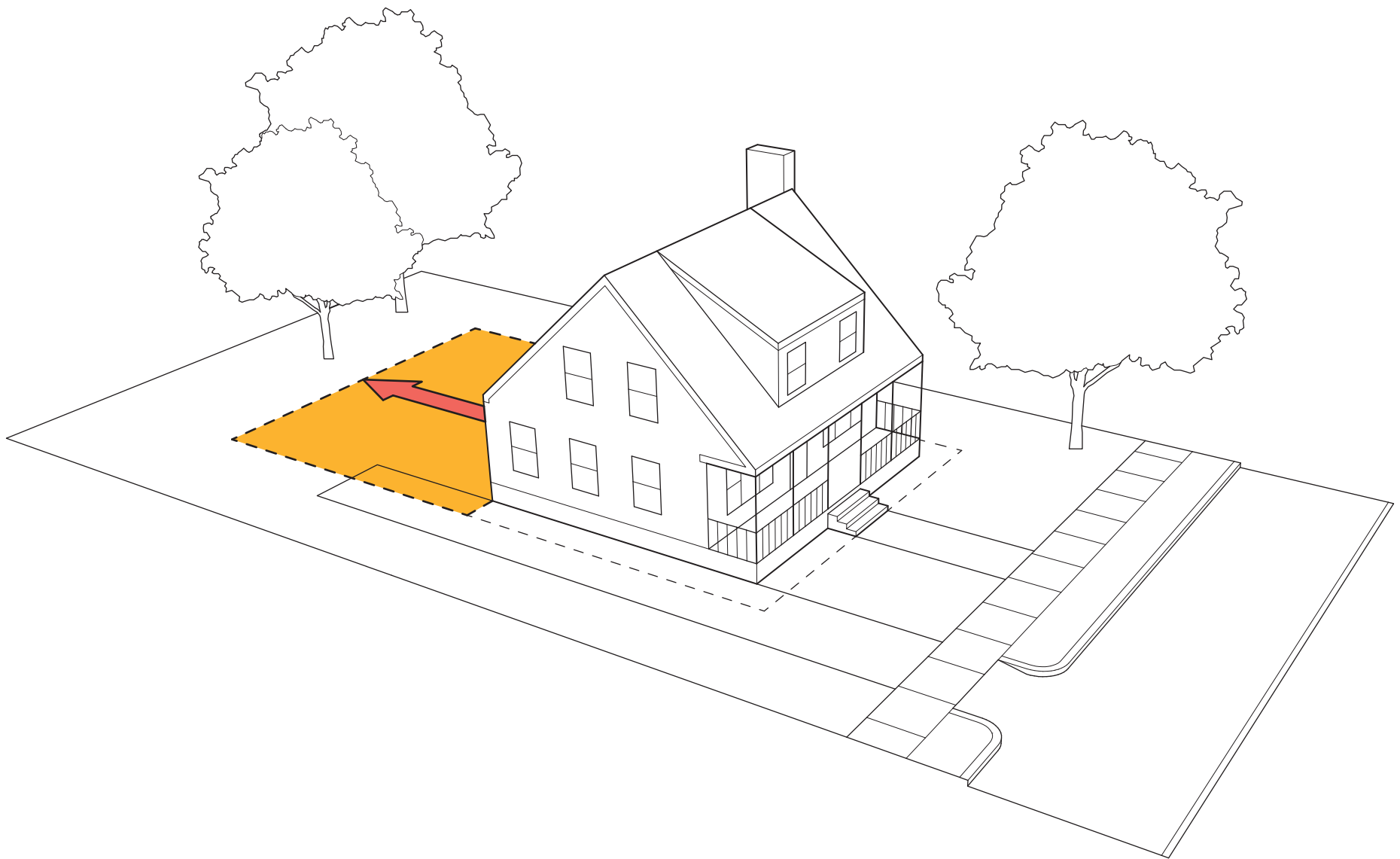
REAR AND SIDE ADDITIONS



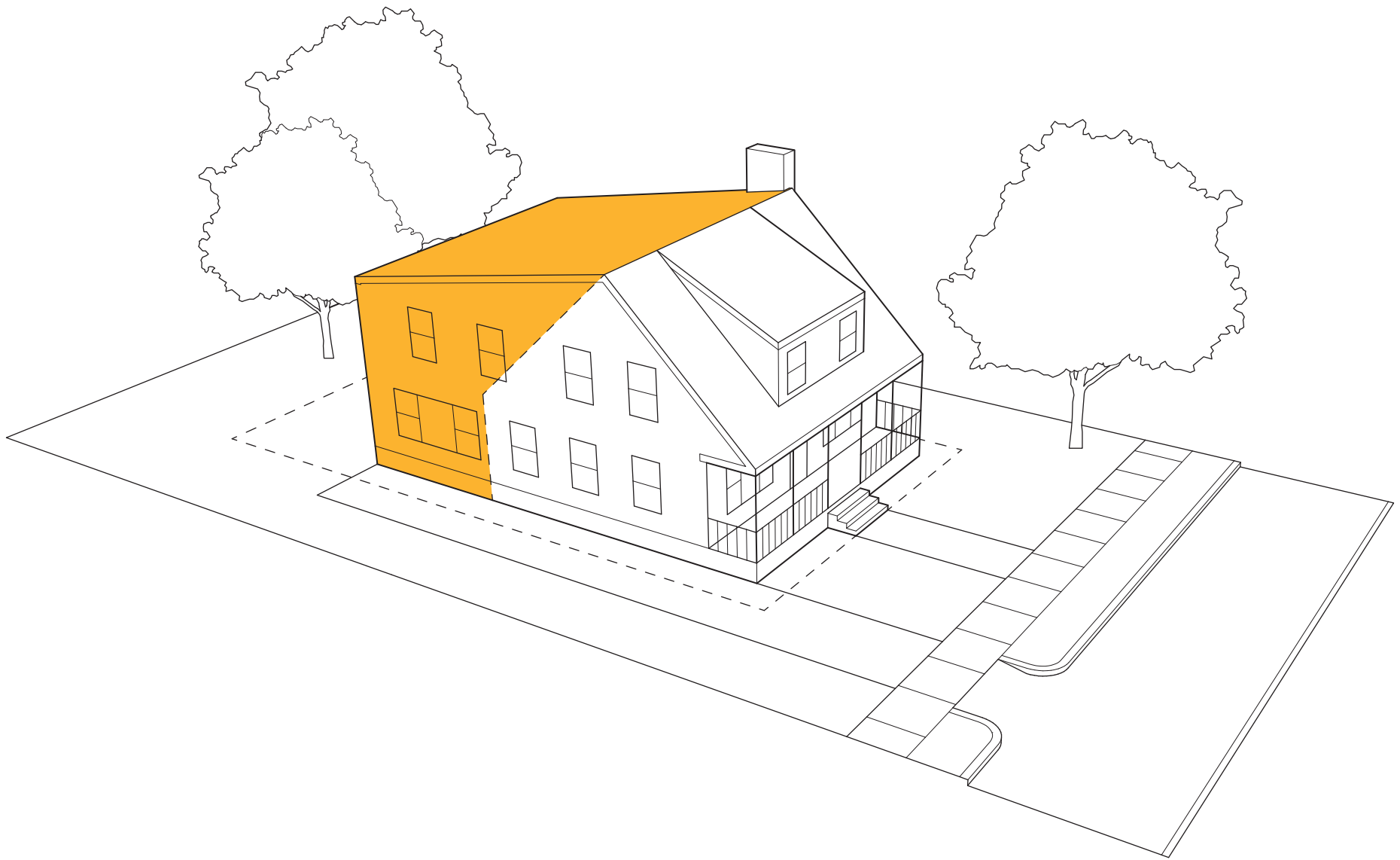
A SMALL BUNGALOW HOME
ON A THIN, DEEP LOT



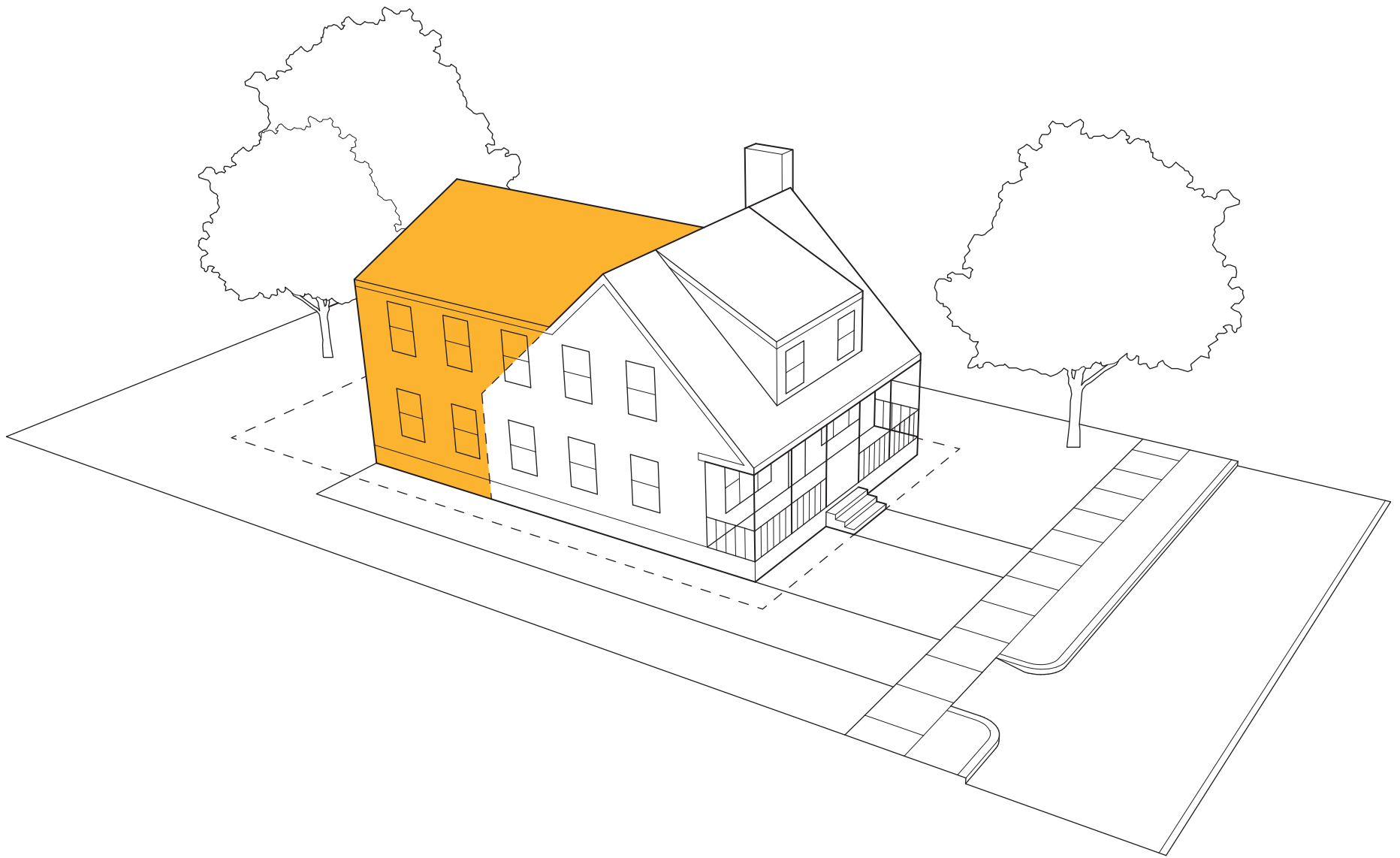
SETBACKS DETERMINE WHERE AN
ADDITION CAN BE BUILT ON THE LOT



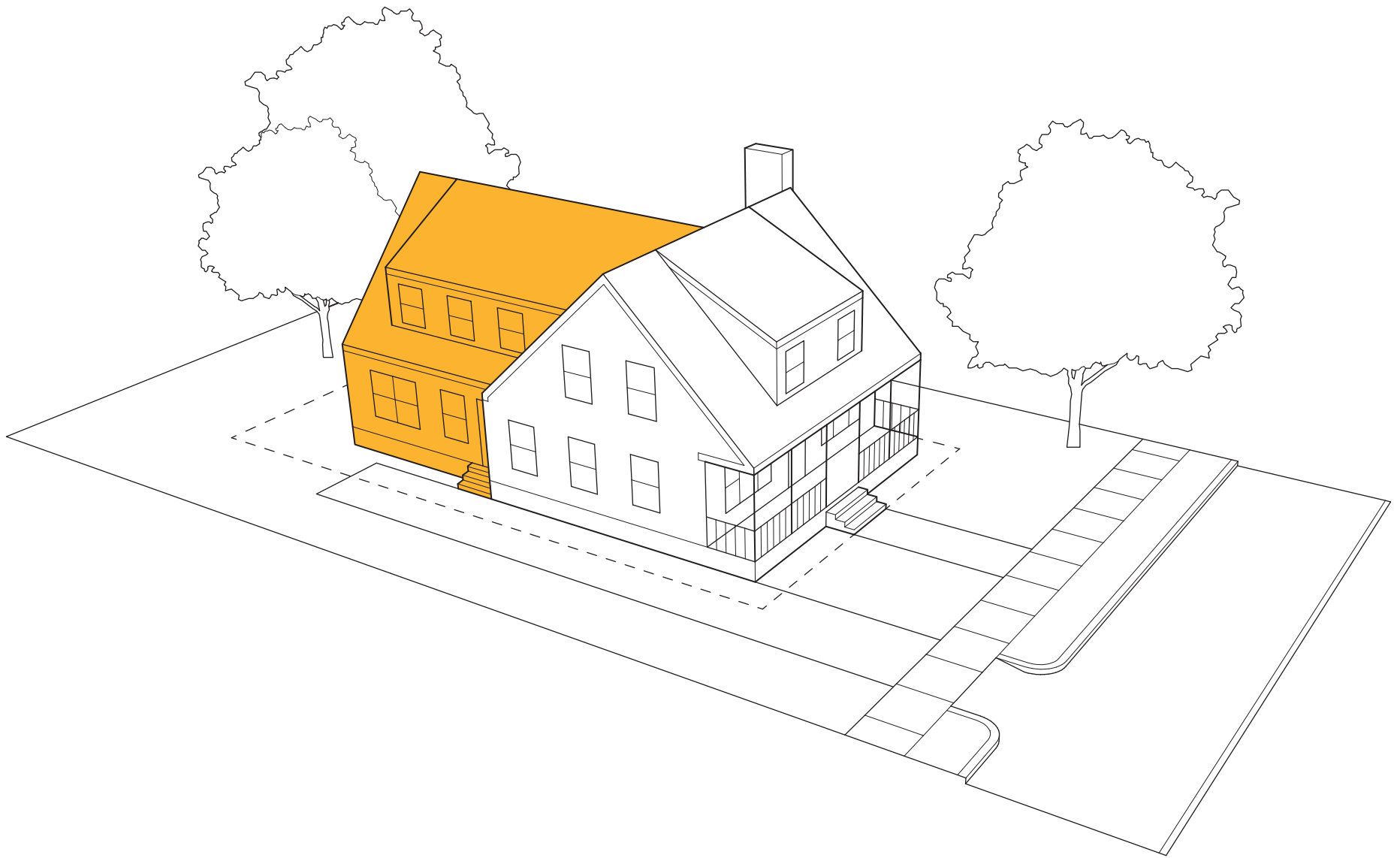
THE ONLY ALLOWABLE PLACE TO
EXPAND IS TO THE REAR OF THE HOME.



A LARGE, BLOCKY ADDITION CREATES A
SINGLE, OVERPOWERING MASSING

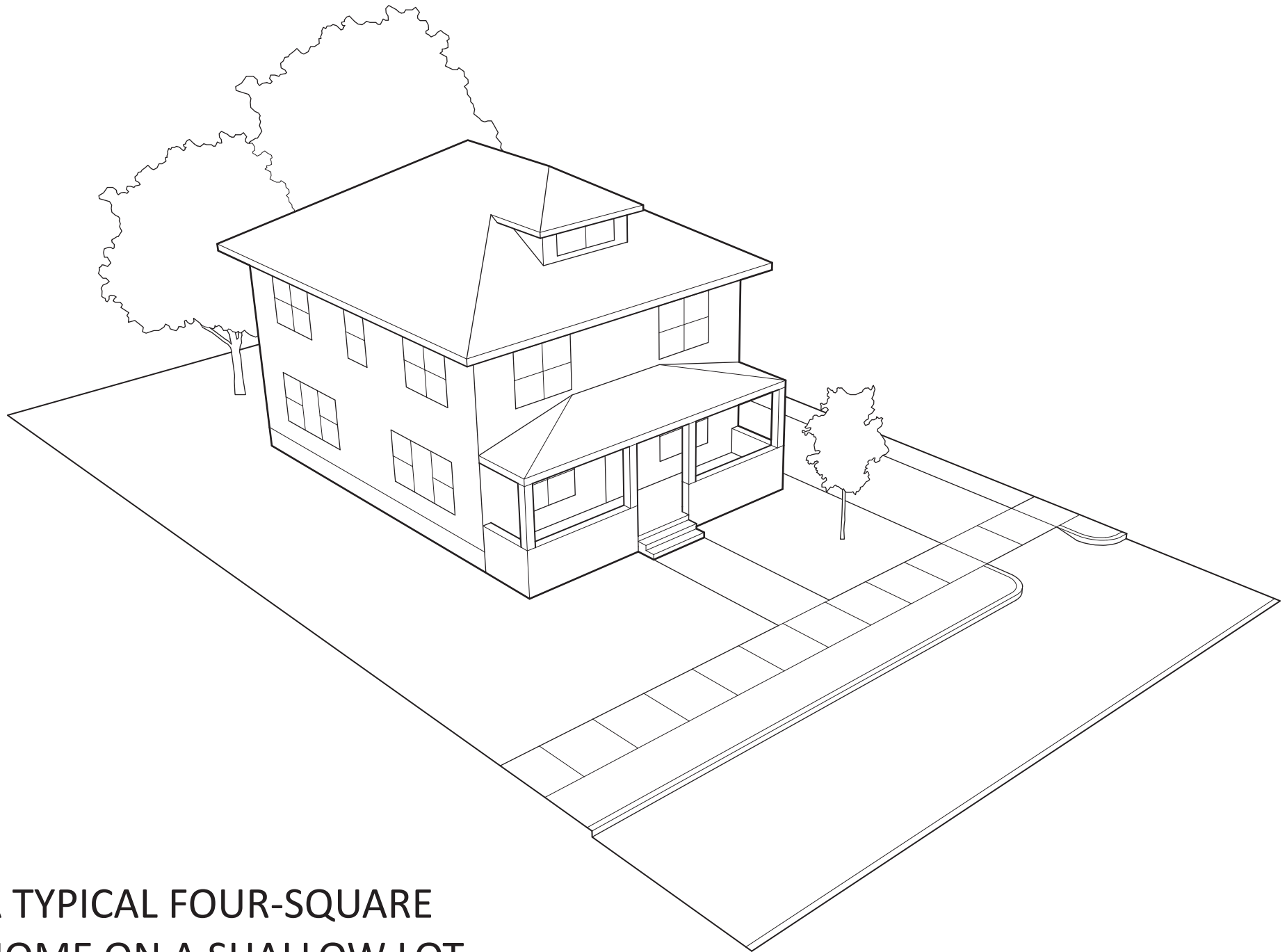


CREATING A SEPARATE ROOF FORM AND
ALIGNING THE WINDOWS HELPS

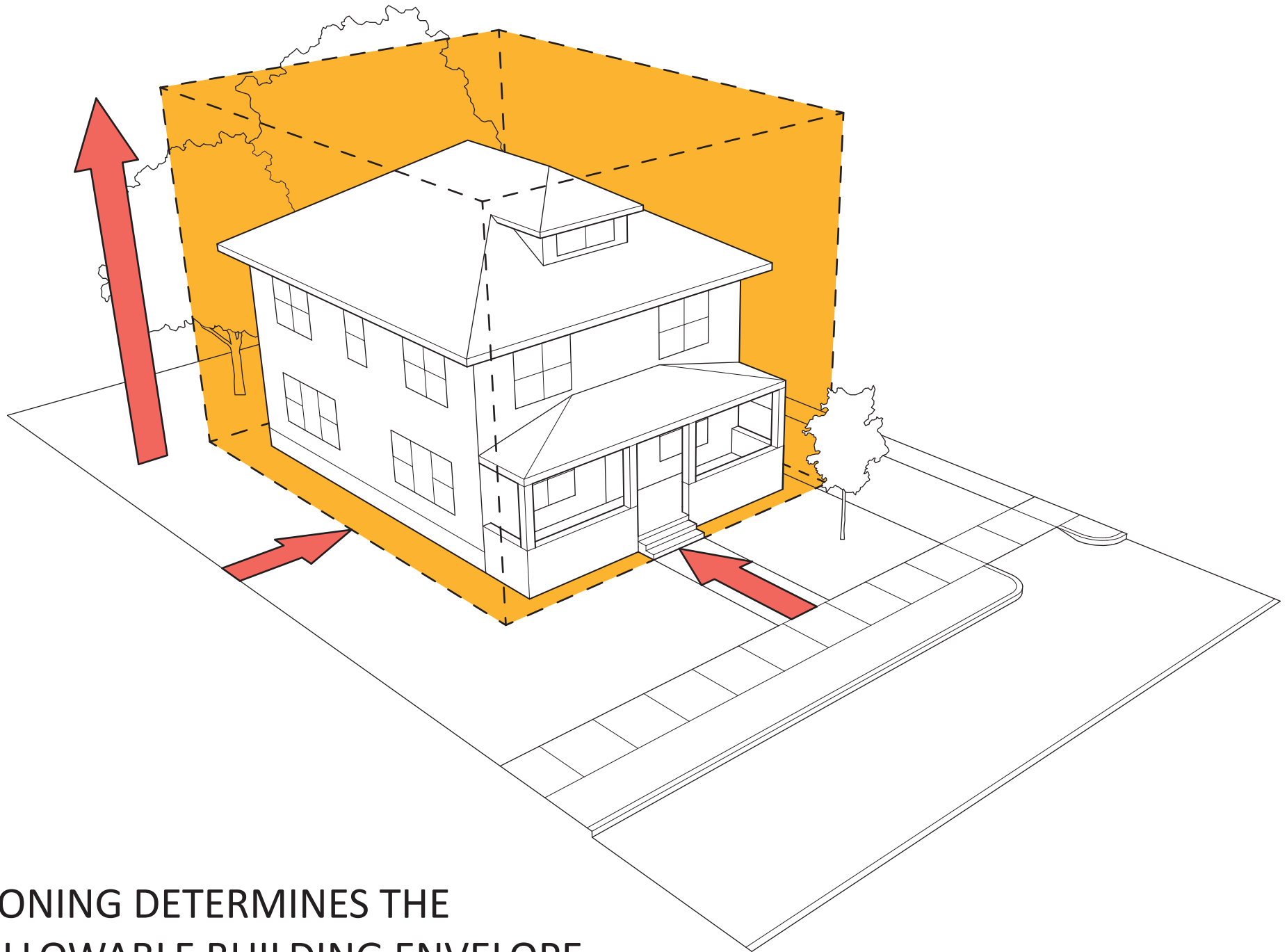


USING THE LANGUAGE OF THE ORIGINAL HOME
CREATES A MORE VISUALLY HARMONIOUS ADDITION

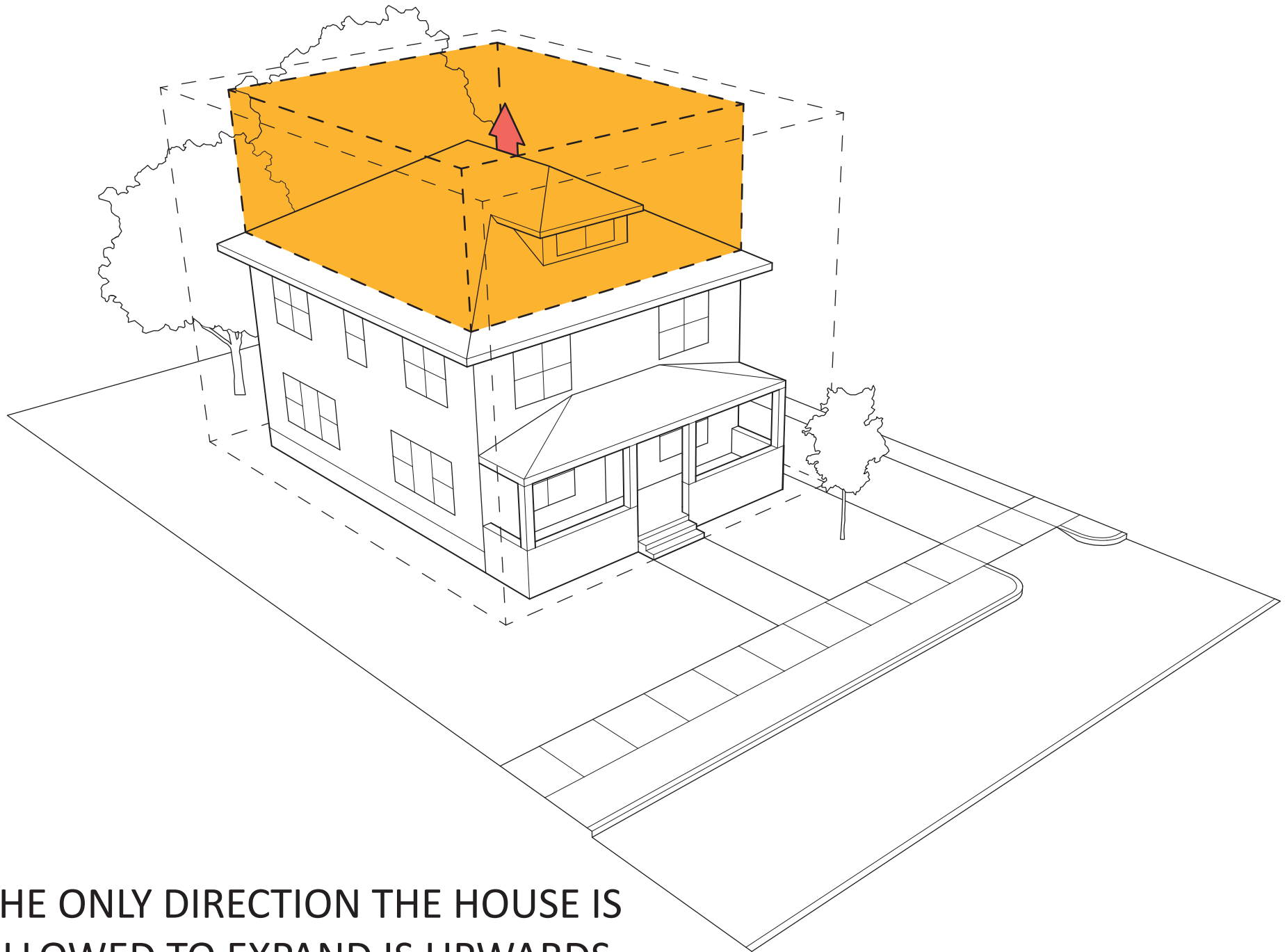
DORMERS AND ROOF ADDITIONS



A TYPICAL FOUR-SQUARE
HOME ON A SHALLOW LOT



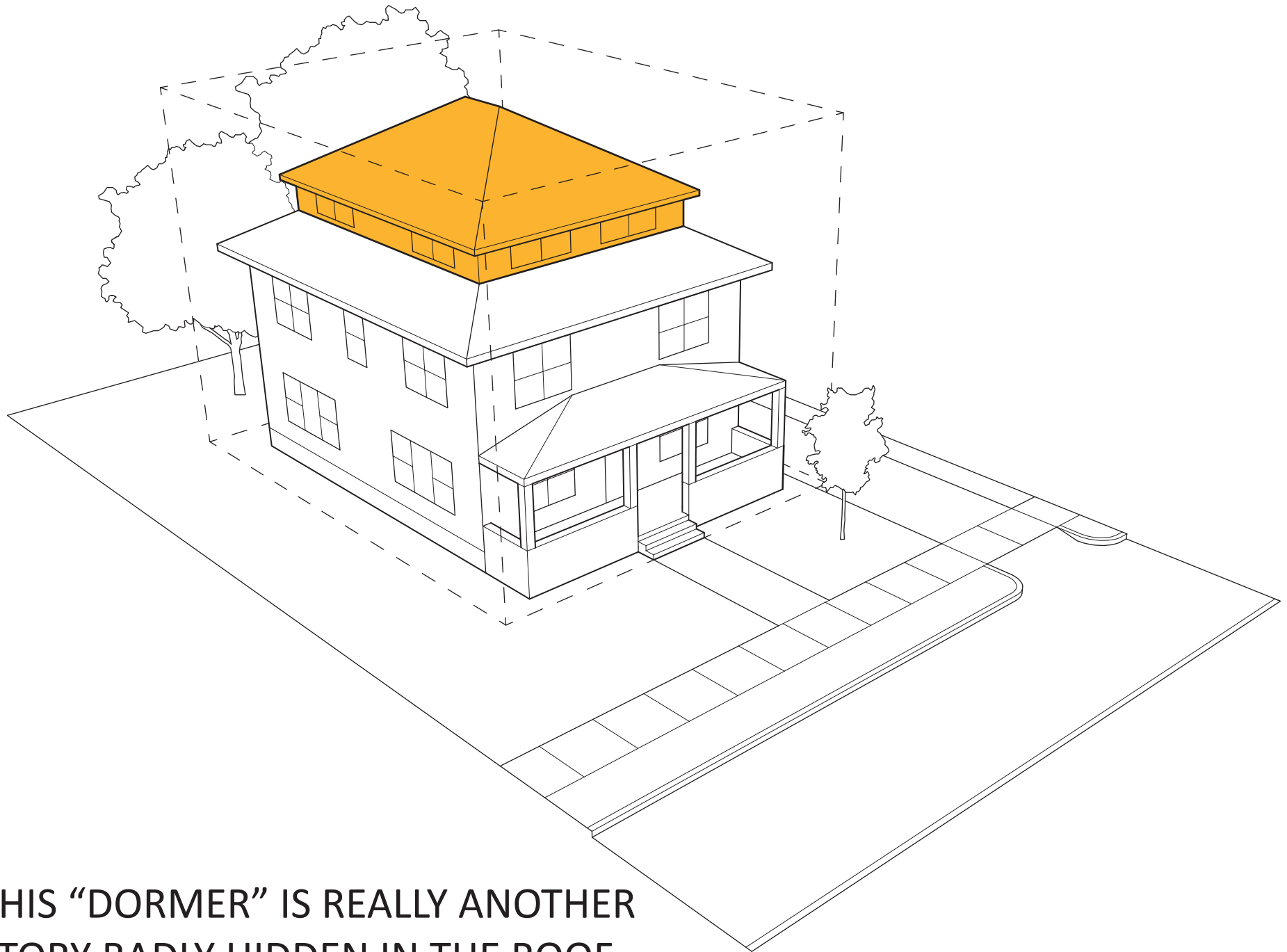
ZONING DETERMINES THE
ALLOWABLE BUILDING ENVELOPE



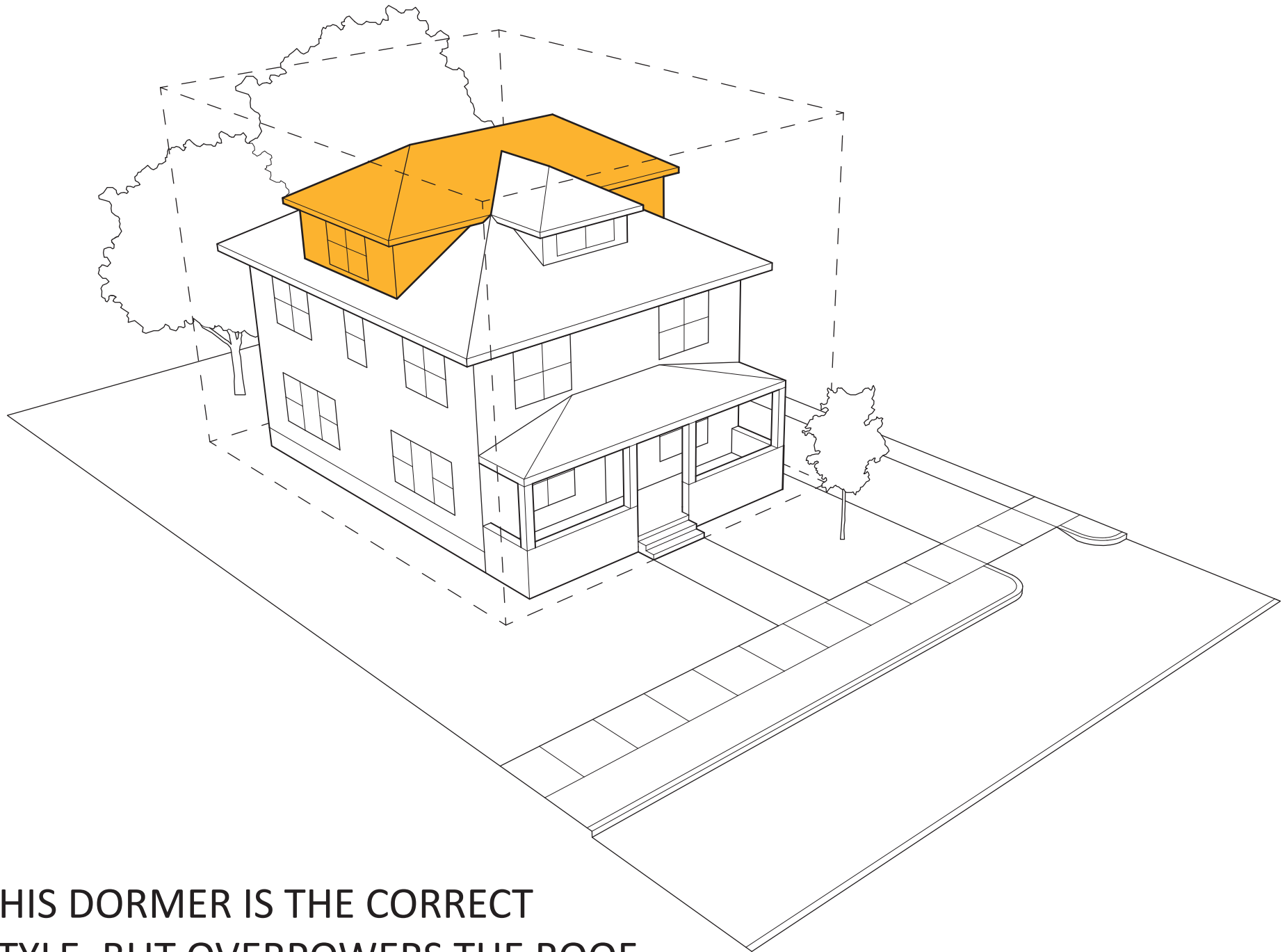
THE ONLY DIRECTION THE HOUSE IS
ALLOWED TO EXPAND IS UPWARDS



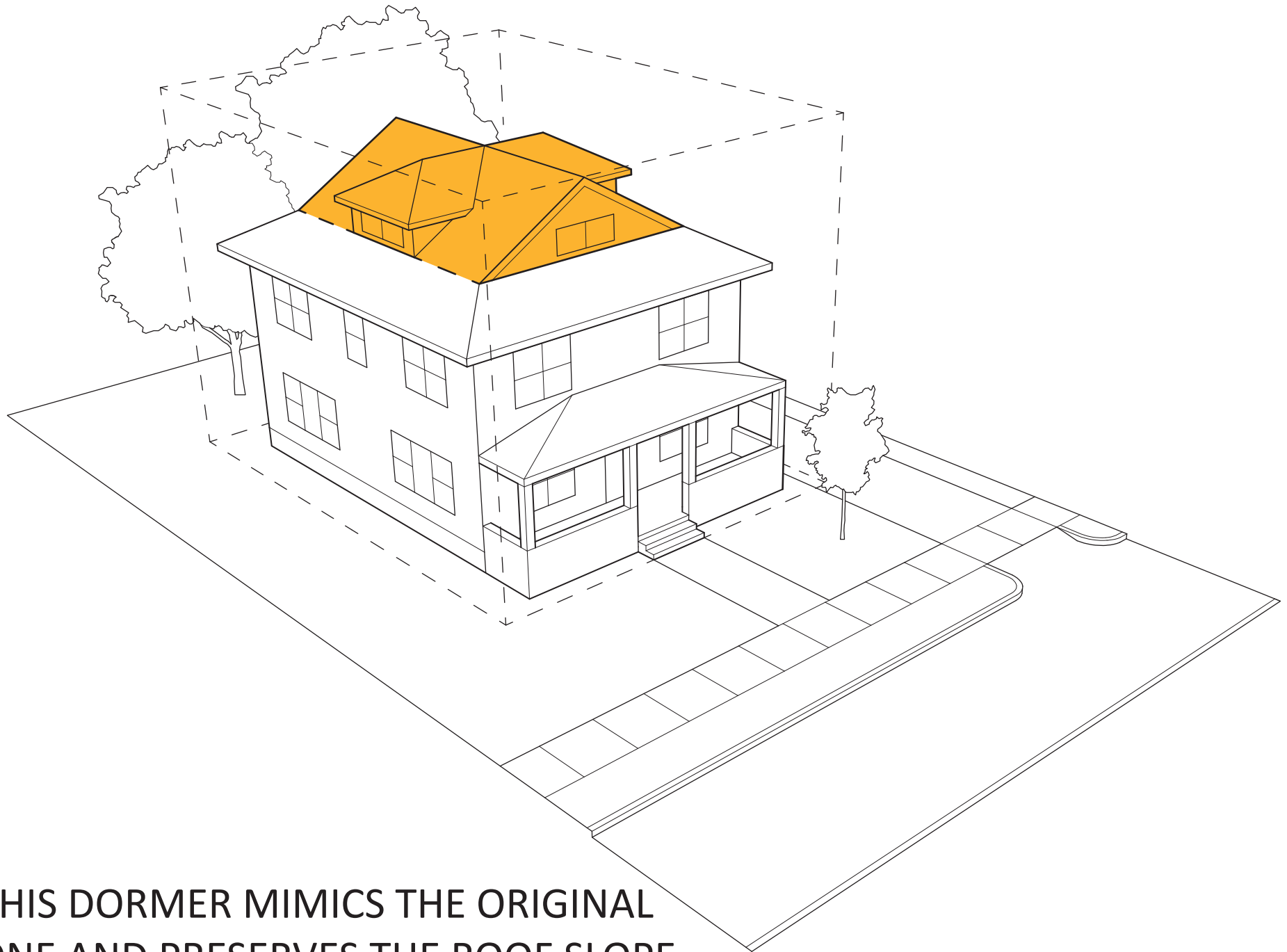
THIS DORMER IS OVERSIZED AND
ISN'T THE SAME ARCHITECTURAL STYLE



THIS “DORMER” IS REALLY ANOTHER
STORY BADLY HIDDEN IN THE ROOF



THIS DORMER IS THE CORRECT
STYLE, BUT OVERPOWERS THE ROOF



THIS DORMER MIMICS THE ORIGINAL
ONE AND PRESERVES THE ROOF SLOPE

Preservation Tools to Consider:

Demolition Delay Ordinances

Local Historic Districts

Architectural Preservation Districts



What happens when you don't have any preservation ordinances...





Wellesley, Massachusetts Demolished



**Newbury, Massachusetts
Demolished in 2013**



Wenham, MA Demolished in 2011

Listed on the National Register of Historic Places in 1990

There are two kinds of historic districts in Massachusetts.

National Register Districts



Local Historic Districts

There is a big difference between a National Register District and a Local Historic District.

National Register Districts



**Established by the
National Park Service**

***Primarily an honorary
designation***

Local Historic Districts

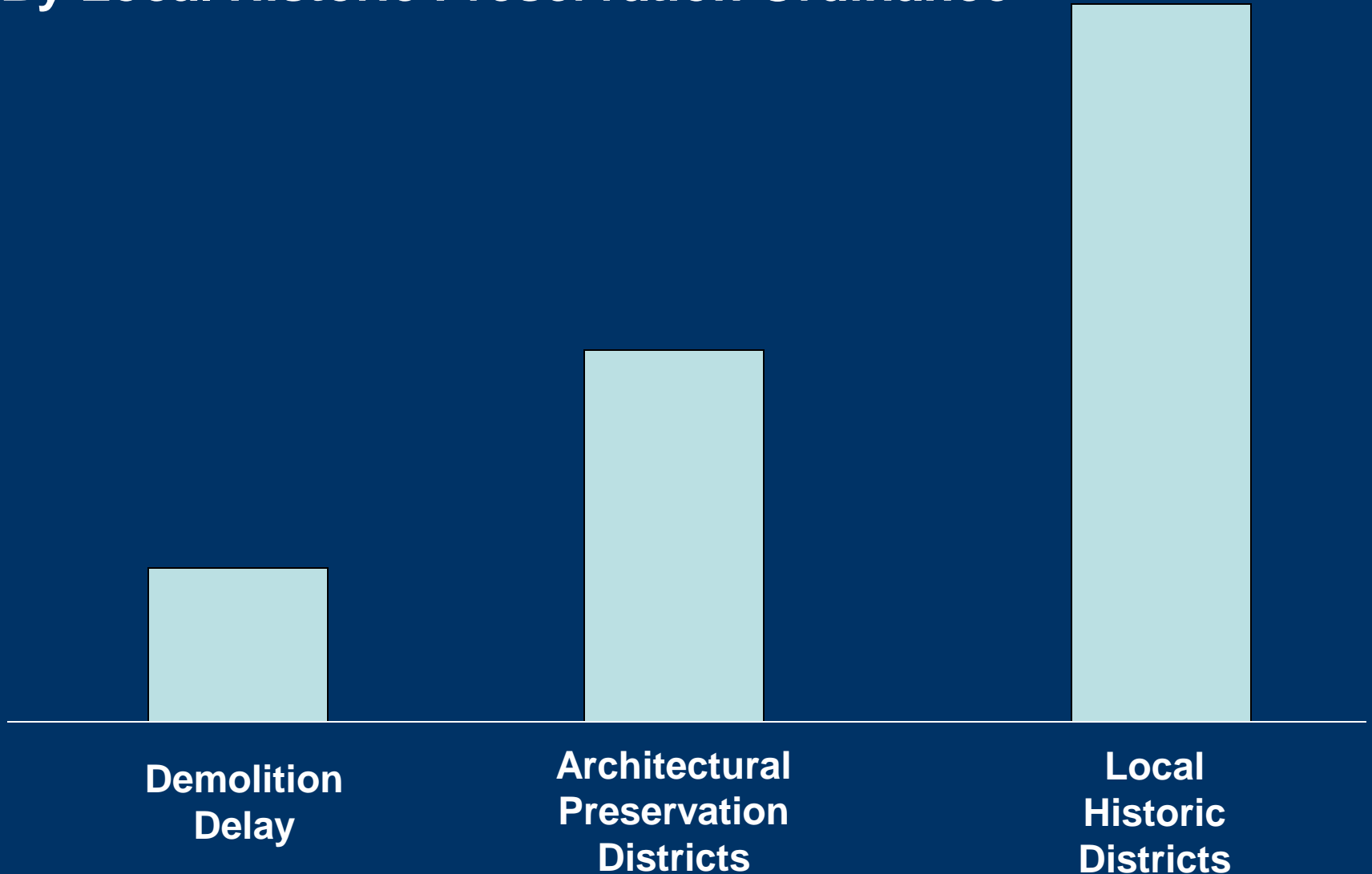


**Established by Town
Meeting or City Council**

***Very effective at protecting
historic resources***

Level of Protection

By Local Historic Preservation Ordinance



1. Demolition Delay



Demolition Delay:

**Can delay a demolition
for a period of usually
6, 12 or 18 months.**

Demolition Delay Ordinances Provide a

“*Window of Opportunity*”

**to Protect Significant
Historic Resources**

Demolition Delay Success Stories



Demolition Delay Success Stories



Joseph Parker House

Foster-Emerson House



Demolition Delay Success Stories



Demolition Delay Success Stories





1805

144



Natick, Massachusetts

Demolished December, 2014

2. Local Historic Districts



Local Historic Districts:
Can permanently prevent
demolitions and
inappropriate alterations.

Local Historic Districts: Typical Projects Reviewed



Demolitions



New Construction

Local Historic Districts: Typical Projects Reviewed



Vinyl Siding

Window Replacement



Local Historic Districts: Typical Projects Reviewed



Roof Replacement



Fences

Local Historic Districts: Exemptions Under State Law

Interior Features

**Exterior Architectural
Features When NOT
Visible from a Public Way**

Landscaping

Routine Maintenance





**Variety of
Local
Historic
Districts
Statewide**

Large and Small - Local Historic Districts Statewide



**Without local historic districts,
Massachusetts would be a very
different place.**

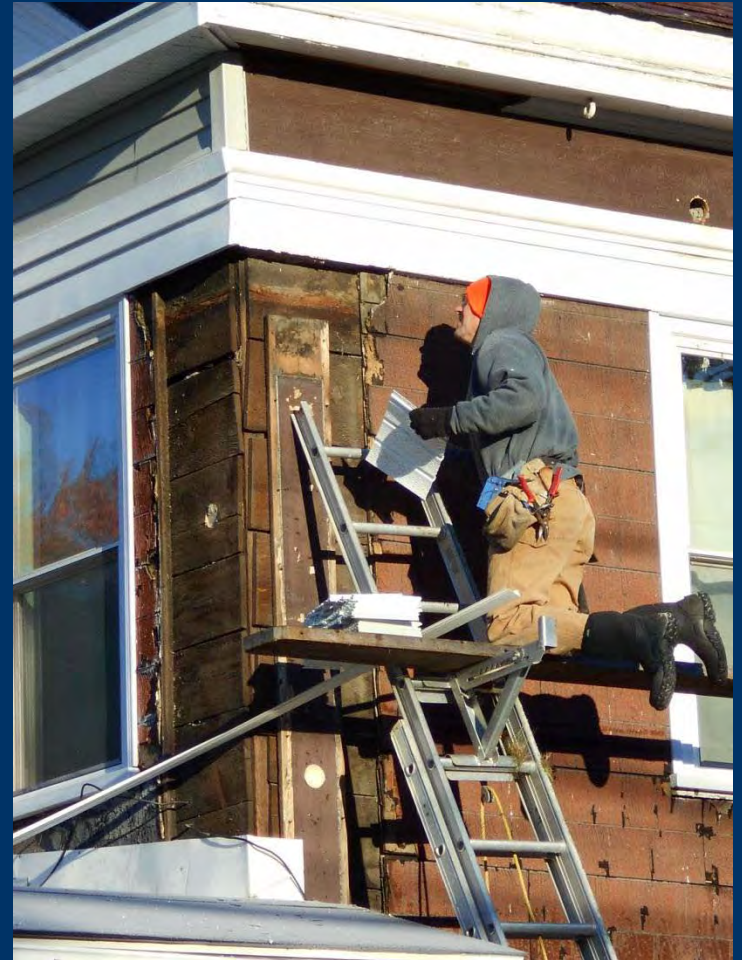


3. Architectural Preservation Districts



Architectural Preservation Districts

- **Projects not Requiring a Building Permit are Exempt from Review**
- **Minor Alterations Receive an Advisory Review**
- **Major Alterations Receive a Binding Regulatory Review**



Architectural Preservation Districts: Binding Reviews

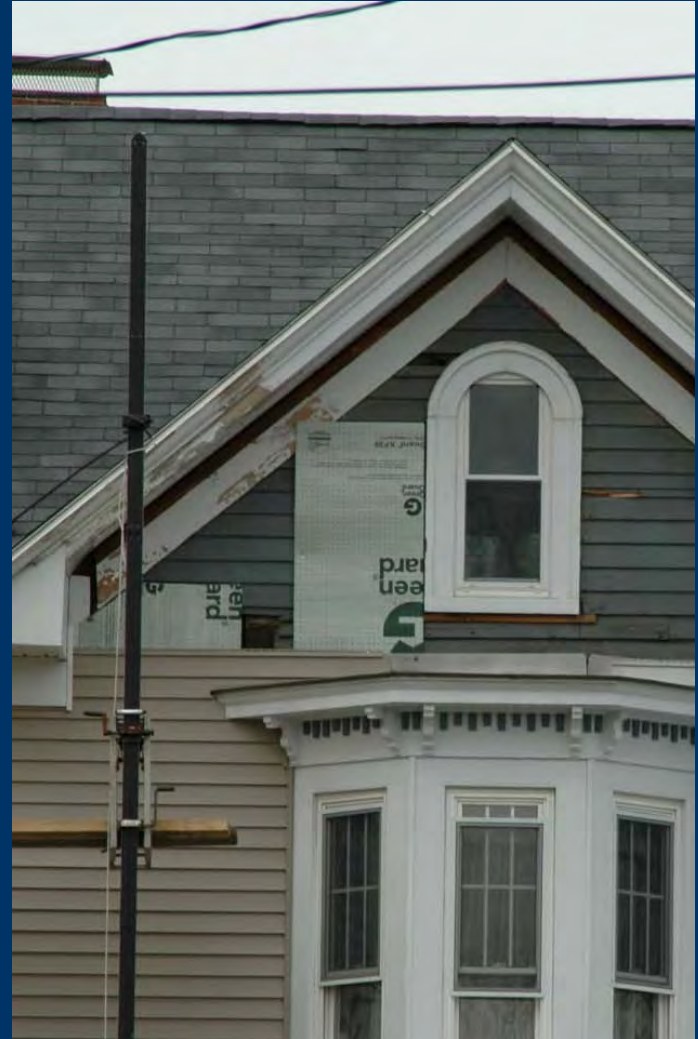


**Demolitions, Additions and
New Construction**

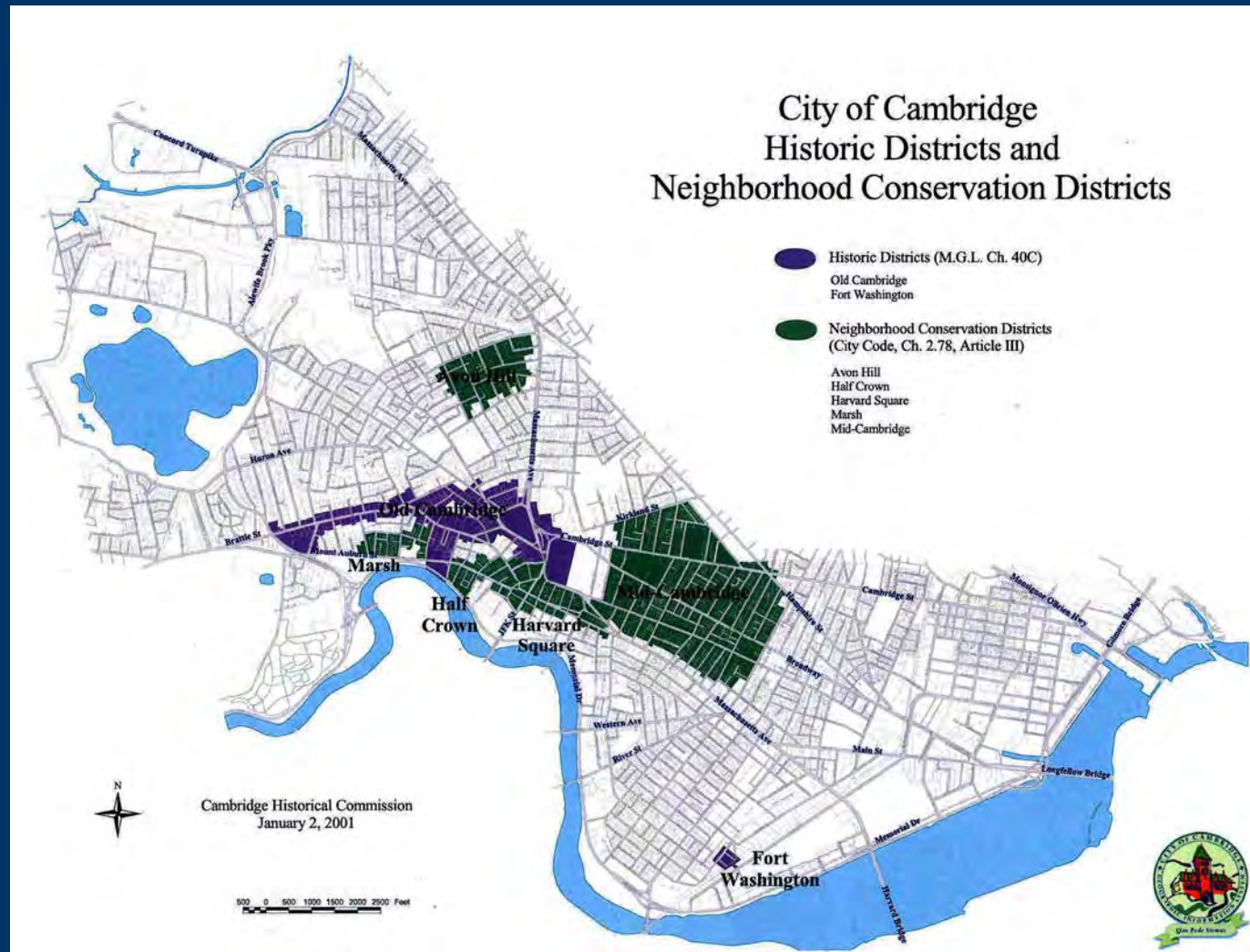
Architectural Preservation Districts: Advisory Reviews



**Removal of
Architectural Trim and
Installation of Vinyl
Siding.**



Neighborhood Conservation Districts in Cambridge, Massachusetts



Variety of Neighborhood Conservation Districts in Cambridge Today



Architectural Preservation Districts

Boston
Brookline
Ipswich
Lowell
Northampton
North Andover
Wellesley



Public Education



National Register of Historic Places



**Demolition Delay Ordinances
Architectural Preservation Districts
Local Historic Districts**

Questions

Watertown's Regulatory Tools



Neighborhood Preservation & Design
Community Forum

November 12, 2015

Regulatory Tools Available

❖ Zoning Tools

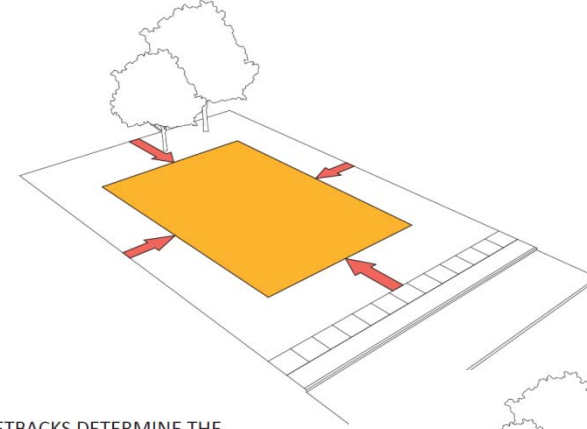
❖ Development Review Tools

- Site Plan Review
- Special Permit Processes

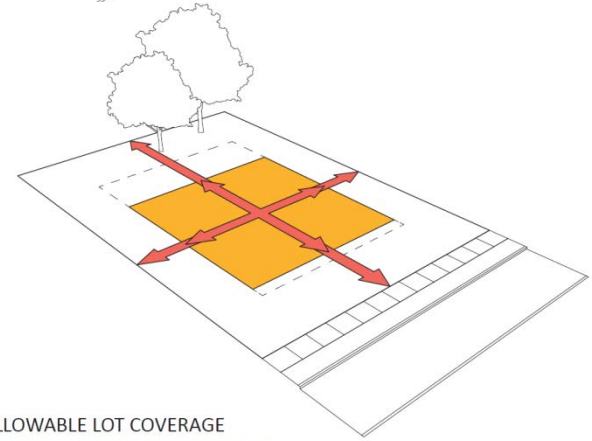
Zoning Tools

❖ Zoning Requirements

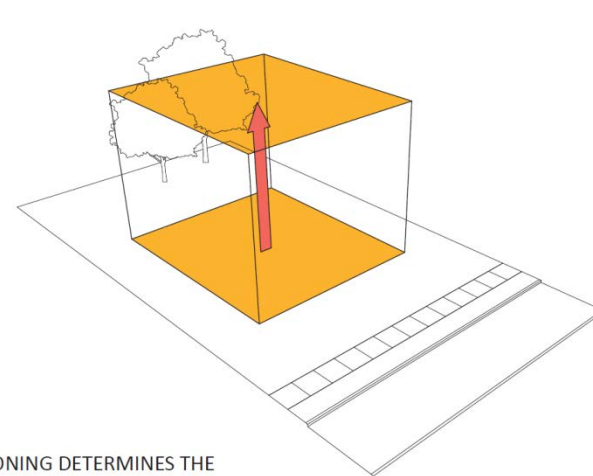
- Building Coverage
- Impervious Coverage
- Set Backs
- Floor Area Ratio (FAR)



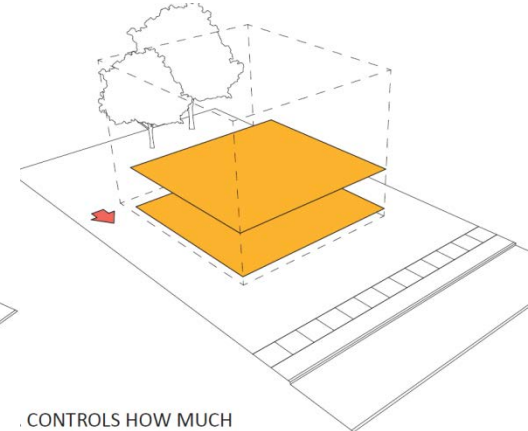
SETBACKS DETERMINE THE BUILDABLE FOOTPRINT



ALLOWABLE LOT COVERAGE REDUCES THAT SQUARE FOOTAGE



ZONING DETERMINES THE ALLOWABLE HEIGHT LIMIT



CONTROLS HOW MUCH FLOOR SF IS ALLOWABLE

Zoning Requirements

- Enabled by Chapter 40A
- Purpose: Regulates the amount of development on a lot, and how the development sits on the site
- Example: *Table of Dimensional Regulations*, Section 5.04 of Zoning Ordinance
 - % Building Coverage, % Impervious Coverage, Setbacks, Height, FAR...

Zoning Requirements

Pros

- Already part of the Zoning Ordinance: Vary by District
- Can protect open space or create additional buffers
- Can improve stormwater recharge
- Can indirectly protect specimen trees, other features

Cons

- Restrains development on lots that currently have the ability to accommodate it
- Can create new, non-conforming lots
- May create higher/taller buildings to create a desired result
- Uses lot coverage, setbacks, etc. as a surrogate for good design

Zoning Requirements: Options

- ❖ Adjust requirements to deal with different lot sizes, areas of Town or different Zoning Districts?
 - Ranges now from 20% in the SC to 50% in the R1.2
- ❖ Create a sliding scale for lot/building coverage?
 - Smaller Lots = More coverage allowed
 - Larger Lots = Less coverage allowed
- ❖ Allow open or enclosed porticos in setbacks?

Development Review Tools

- Site Plan Review
- Special Permit Processes

Development Review: Site Plan Review

- ❖ Purpose: Review by Town Boards of how the development on the lot is situated
 - Not Discretionary (By-Right): Can include conditions, but can't vote to deny the project

Development Review: Site Plan Review

Pros

- Familiar to Town Boards, General public
- Can recommend changes to building/site design based on adopted Design Guidelines
- Can adjust to different areas of Watertown

Cons

- Increased cost or delay of what was By Right
- Uses zoning to address tear-downs or conversions
- Invites neighbor/neighborhood conflicts

Development Review: Special Permit

- ❖ Enabled by Chapter 40A
- ❖ Purpose: Review by Town Boards of how the development on the lot occurs
 - Special Permit
 - Discretionary: Allows for conditions and/or a vote to deny the project

Development Review: Special Permit

Pros

- Familiar to Town Boards, General public
- Can require changes to building/site design based on adopted Design Standards and Design Guidelines
- Can adjust to different areas of Watertown

Cons

- Increased cost or delay of what was By Right
- Discretionary: Changes, restricts, or reduces what was By Right
- Invites neighbor/neighborhood conflicts

Development Review: Options

- ❖ Set a threshold for what activates a Site Plan Review or Special Permit for a tear-down
 - 50% new construction?
- ❖ Adjust requirements to deal with different areas of Town or different Zoning Districts
 - Create a sliding scale for lot/building coverage?
 - Smaller Lots = Less coverage allowed
 - Larger Lots = More coverage allowed